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July 30, 1987

Budget and Finance Committee
Sacramento, California

Honorable Members in Session:

Subject: STATUS OF CITY COUNCIL CHAMBER REMODEL PROJECT

SUMMARY

This report provides the Committee with an overview of the history, existing conditions, and potential impact on the scope of work, budget and schedule for this project.

BACKGROUND

On April 21, 1987, the City Council authorized the remodeling of the Council Chamber. The primary goals were to improve the environmental, sound and graphic display systems and to make cosmetic and technical modifications necessary to videotape and cablecast the Council meetings.

HISTORY

Construction of City Hall was completed in 1911 and included a "Trustees' Meeting Room" which is now the Council Chamber. The original hall had a flat floor, plaster and stylized terra cotta walls with ten foot high wood wainscot, an elaborate vaulted ceiling (more than twenty-two feet above the floor) resting on decorative free standing columns which flanked the windows and the entry. The original "Council Chamber" was in the smaller room to the northeast of the entry to this room.

In 1913, the original "Council Chamber" was converted into the "Purchasing Agent's Office" and the "Trustees' Meeting Room" became the "Council Chamber", but remaining physically unchanged.

In 1939, the Chamber was remodeled. A raised dais, full height wood paneling, linoleum floor, acoustical ceiling, fixed public seating and rostrum were added. The original ceiling and supporting columns were removed.

In 1959, wood stud walls, covering the existing windows, and a new two-level ceiling were added. These new undulating walls had an oak plywood wainscot with an acoustical plaster running up the wall and across both ceiling levels. Another acoustical material was sprayed over the walls and higher ceiling. The dais, rostrum, mechanical, electrical and sound systems were updated. New public seating and carpet were also added.

These are the finishes and systems in place today.

ANALYSIS

In 1959, asbestos was commonly used as an acoustical and fire protective material. In 1979, asbestos was identified as a hazardous material. In November, 1980, the sprayed acoustical material was tested and found to contain small amounts (4-8%) of asbestos. It was determined to be "stable" and of no health threat. In 1983, another coating of acoustical material was applied over the asbestos containing material to ensure that it would remain encapsulated. The room has been monitored and safety tested annually. At this time, all asbestos is either encapsulated or has remained undisturbed. The current condition of the Chamber poses no health threat.

Since this proposed project requires several penetrations in the ceiling and walls, a more complete analysis was required. Jack Anderson, the City's Safety Coordinator, has conducted a preliminary investigation. The results of this study indicate that:

1. There are small amounts of asbestos in the acoustical spray-on material.
2. There are high levels of asbestos in the plaster of the 1959 walls and ceiling.
3. There are considerable amounts of overspray material containing asbestos resting on the top of the ceiling and behind the walls.

All existing asbestos is either contained, sealed within the construction, or in areas which remain undisturbed.

However, any remodeling in this area will require the removal of both the asbestos and of all contaminated building materials. This additional scope of work would increase the closure of the Chamber from the two (2) month time frame to approximately four (4) months.

FINANCIAL

Preliminary estimate indicates that the additional costs for asbestos, contaminated material removal and replacement of finishes could be approximately \$150,000.00. More accurate estimates will be available when engineering evaluation and tests are completed.

RECOMMENDATION

It is recommended that staff proceed with complete analysis of the potential asbestos condition in the Chamber as well as other areas in City Hall. Upon completion of the analysis, staff will bring back the findings to the Committee and City Council.

Respectfully submitted,


Frank Mugartegui
Director of General Services

FOR INFORMATION ONLY:



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August 11, 1987