

GORE LIBRARY CLOSURE AND RELOCATION

Gore Library Fact Sheet

Construction of the Gore Library finished in August 1983.

It is located in the Gore heritage precinct.

The building was designed by Invercargill-based architects Lawrence Mollison & Associates. The builder was Gore-based company Archer Construction.

There have been issues with the library building for a number of years. These were highlighted in the Council's 2018-2028 10-Year-Plan, which talks about the "chronically leaky roof".

The Council had flagged spending \$1.1 million to repair the roof.

In February black mould was identified in the manager's office and a north facing corner where there is limited public foot traffic.

The mould was covered with plastic and sealed as a precautionary measure to protect staff and customers.

The presence of mould caused the Council to seek expert advice and take a more global look at the building issues.

There are four fulltime and four part-time staff who work at the library.

There will be no job losses as a result of the relocation.

There have been no complaints to date from the public.

The Council has been closely working with environmental specialists K2 Environmental Ltd. Key points from a biological air quality assessment by the company are:

- Low levels of the mould types known as *stachybotrys* and *curvularia* were identified in indoor air sampling.
- These types usually grow where there has been a prolonged leak or a major wetting event.
- *Stachybotrys* can cause negative health effects, such as sneezing fits, itchy eyes and headaches.
- *Curvularia* can cause fungal infections.
- The mould is likely to have more impact on indoor air quality when it becomes dry, than when it is wet and actively growing.
- The low level of detected airborne spores is probably due to the library's ventilation system adding filtered air to the building.
- The current low level of airborne spores is expected to rise over time.

Recommended actions include:

- Repair all water leaks immediately
- Remove affected material, including walls and ceilings
- Assess structural integrity of water or mould damaged timber

Asbestos was identified in some locations in the library in 2017.

Recent air quality testing for asbestos throughout the library and with staff wearing sensor monitors came back negative for asbestos particles in the air.

The potential for contamination from asbestos and/or black mould prevents any investigation or remedial work being carried out when the library is in use.