

From: Executive Director
Sent: Wednesday, May 02, 2012 3:58 PM
To: +All HQ Employees
Subject: Building Update - May 2, 2012

18th Floor Interior Window Replacement and Exterior Building Façade Investigation

On Tuesday May 1, 2012, an employee with the California State Board of Equalization (BOE) reported hearing a “popping” sound between 9 a.m. and 9:30 a.m., and then noticed a small hairline fracture on the internal glass of a dual pane window located on the north side of the building on the 18th floor. Upon inspection, the fracture is approximately 3 to 4 inches in length. As a precautionary measure, employees were moved away from the window. The BOE contacted the Department of General Services (DGS) which owns the building at 450 N Street, to investigate and replace the window.

DGS responded and had their Forensic Architect, McGinnis Chen, investigate the window in question. Yesterday afternoon McGinnis Chen determined that there were hairline fractures in the original window and also reported four other interior windows on the 18th floor with similar small hairline fractures.

DGS is contacting a Glazier Firm to remove and install the five interior windows on the 18th floor. In order to perform this work, they will access the exterior building scaffolding and go over the side of the building to replace the glass in the same manner as was done previously for glass panel replacement.

DGS is also working with their building façade consultant, FD Thomas, to begin an investigation of the building façade that details a full visual inspection of exterior/interior visual and spandrel glass windows, including curtain walls, punched window systems, and exterior window gaskets at all building elevations.

FD Thomas will provide written documentation of each location that is inspected including photographs of various locations to be used as typical findings that are not deficient. All areas and locations found to have either faulty or failed sealant will be remediated using manufacturer specifications.

DGS is mobilizing with their consultants to schedule the window replacement and building façade investigation this week.

Thank you for your patience while BOE works with DGS to correct these building problems.