

From: Executive Director
Sent: Tuesday, December 06, 2011 2:23 PM
To: +All HQ Employees
Subject: Building Update: December 6, 2011
Importance: High

450 N STREET PLUMBING REPAIRS

On Sunday, December 4, 2011, the Department of General Services (DGS) repaired a domestic water line in the plumbing system on the 6th floor. In order to perform this work, all domestic water was not in service for the Tower portion of the 450 N Street building and DGS was required to drain all water from the domestic water plumbing system in the building.

On the Penthouse floor (25), DGS engineers opened all faucet valves to facilitate fast draining. When the plumbing work was completed, the domestic water was restored to the building. On the Penthouse floor, a break room sink faucet (which was opened to facilitate draining of the main domestic water riser) was left open and caused an overflow of the sink and leaked into the ceiling of the 24th floor. Although all water was removed from the break room, the water leak onto the 24th floor resulted in several stained tiles on the 24th floor.

On Monday, December 5, 2011, a building leak report was generated and identified that 9 ceiling tiles were damaged from the 25th floor break room water leak near cubicles 28 and 29. BOE business was not interrupted on the 24th floor.

Hygiene Technologies Inc (HTI) was immediately contacted and inspected the 24th floor, cubicle 28, cubicle 29, and the ceiling tiles. HTI recommended the tiles be replaced and that janitorial cleaning be performed in the area. When DGS replaced the ceiling tiles they also sent janitorial personnel to clean cubicles 28 and 29 below the ceiling tile areas. HTI returned to the 24th floor at 6 PM to observe DGS personnel and drying activities in the area as needed.

As a lessons learned by DGS, DGS instructed the engineering staff to use the janitor sink only for future domestic water draining activities, not the break room.

BOE and DGS will meet today, Tuesday, December 6, 2011, to discuss all activities related to the plumbing repair work at 450 N Street. BOE will request that DGS provide their work plan for all future plumbing work in the 450 N Street building.

Please continue to report any and all water leaks through the [Building Assessment webpage](#).

Thank you again for your cooperation and understanding.

Kristine Cazadd, Executive Director