



**California State Board of Equalization**  
450 N Street, Sacramento, California

**Mold Remediation – 11th Floor**  
**June 10, 2009 – October 8, 2009**  
**Closure Report**  
*Project No. 2372.02-572*



**Prepared for:**  
State of California Department of General Services  
707 Third Street, 3-305  
Sacramento, California 95605

**Prepared by:**  
Chris Corpuz, MS, CIH  
Senior Manager  
LaCroix Davis LLC

**Report Date:**  
December 18, 2009



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Remediation Action Cover Letter  
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## 1.0 Introduction

On July 2, 2008, LaCroix Davis LLC (LCD) was contracted by the State of California, Department of General Services (DGS), Real Estate Services, Project Management Branch (RES, PMB) to provide building and environmental forensic services at the Board of Equalization (BOE) building located at 450 N Street, Sacramento, California. The BOE building was substantially completed in December 1992 and has experienced a variety of water-related events throughout its history.

On October 29, 2009 LCD's original contract was amended to include the following activities to support the Mold Remediation Project for the BOE Building:

- Designate a project team;
- Conduct BOE staff interviews;
- Review photographs taken during the McGinnis-Chen Associates (MCA) Spandrel Panel Survey in 2005;
- Perform a supplemental water damage assessment (WDA);
- Provide onsite monitoring for the project;
- Compile all relevant project documents in a closure report for each floor.

Under the project management of Mr. Chris Corpuz, Senior Manager, the LCD field project team was staffed by personnel from various LCD offices:

- Stephen Davis, Principal;
- Benjamin Heckman, Senior Manager;
- Theodore Ice, Senior Associate.

## 2.0 BOE Staff Interviews

Prior to Floor 11 being released to the DGS Mold Remediation Project Team for remediation, BOE staff currently and previously working on Floor 11 were interviewed regarding historic events on the floors. Many of the interviewed BOE staff members have worked on the same floor since the building was placed in operation in 1993. BOE staff participation in the interviews was strictly voluntary. The interviews were performed by Chris Corpuz on August 7, 2009 and on August 16, 2009 by Ben Heckman. Table 1 in the Table Section summarizes the interview findings. Water and mold-related findings are depicted in Figure 1 in the Figure Section.

## 3.0 Photograph Review – MCA Spandrel Panel Survey

LCD reviewed photographs taken by MCA during their 2005 Spandrel Panel Survey. There are approximately 15-25 photographs for each spandrel panel. The north and south sides of the building each have 30 spandrel/vision glass panels. The east and west sides of the building each have 24 spandrel/vision glass panels. Floor M has no spandrel panels; and Floors 22, 23, and 24 have fewer panels because the floor size decreases for these upper floors. LCD reviewed photographs for each floor of the spandrel panels only. These photographs were used

to determine if there was evidence of water staining or mold growth, or if no issues were identified on the exterior side of the building perimeter wall. A summary of these conditions is shown in Table 2, Photograph Review – McGinnis-Chen Associates Spandrel Panel Survey.

The Spandrel Panel Survey information was used to help interpret any water staining or material damage that was observed during the supplemental WDA of the curtain wall and punch-out windows. When interior wall surface water staining was corroborated by similar water staining in the spandrel panel photographs for the same wall area, the area was subjected to additional investigation and testing. This was done to ensure that no visible mold growth (VMG) had developed as a result of the observed historical water staining.

#### **4.0 Supplemental Water Damage Assessment**

LCD performed a supplemental WDA to inspect areas of the building that had been visually obscured during LCD's initial assessment by a variety of furniture, wall hangings, cubicle walls, personal belongings, supplies, and equipment.

JLS Environmental Services Inc. (JLS) prepared the floor by moving furniture and cubicle components away from walls, taking supplies out of storage rooms, and removing sections of carpet and cove base. The preparation allowed LCD to visually inspect areas that were obscured from view during LCD's initial assessment in late 2008 and early 2009.

On receiving Floor 11 for remediation from the BOE Management Team, LCD conducted a walk-through of the floor to locate areas of concern. The findings were used to corroborate the information compiled from the BOE staff interviews and the MCA photograph review. This process allowed the LCD team to identify areas to be addressed by additional investigation, mold mitigation, or remediation work.

Identified areas were subjected to sampling. Using a combination of surface tape lift and bulk samples, LCD tested stains on walls and other building materials to determine if the stains were indicative of VMG. The sample locations are depicted in Figure 2.

Surface tape lift and bulk samples were submitted to EMLab P&K (EMLab) for direct microscopic examination. EMLab is accredited by the American Industrial Hygiene Association for mold analyses. The laboratory reports were reviewed by the LCD team. Laboratory findings of "mold growth, minimal mold growth, and mold growth in vicinity" were classified as mold growth and the tested surfaces/areas were considered actionable.

Areas and materials that were identified to contain mold growth were subsequently placed under containment and subjected to an appropriate mitigative or remedial action. These actions were taken to eliminate or minimize potential exposures to VMG by personnel that may later access the subject area. The containment locations are shown in Figure 2.

## 5.0 Onsite Project Monitoring

On behalf of DGS, the LCD team of industrial hygienists provided on-site monitoring of the mold remediation activities in the form of:

- Testing and identifying areas for subsequent mold mitigation or remediation;
- Inspecting JLS-constructed containment structures prior to disturbance of any mold-contaminated materials by JLS;
- Providing periodic area air monitoring to confirm the protective efficacy of JLS containment structure and work practices;
- Inspection of the mitigated/remediated areas, prior to collecting final clearance air samples to confirm that the contaminated areas/materials within the containment had been adequately cleaned.

All water stained gypsum board decking and the fiberglass insulation associated with that section of the acoustic decking were removed. If visible mold growth was present, water-stained fireproofing was also removed and replaced. All areas of fireproofing that were tested and/or remediated were also marked with a colored coating to indicate that they meet project clearance criteria.

## 6.0 Closure Report Documents

The Closure Report was compiled from site monitoring and testing data prepared and accumulated during the mold remediation activities for this floor. Figures 1 through 3 identify findings from a revised WDA, sample and containment locations, and areas where mold growth may potentially exist. Figure 3 should be consulted before walls or ceilings in these areas are penetrated for any reason in the future. Tables 1 through 3 summarize findings from BOE staff interviews, a review of photographs from the MCA Spandrel Panel Survey, and the revised WDA.

The following documents, as applicable to Floor 11, are included in the Closure Report appendices:

- **Protocols** – Provide the procedures for conducting mold-related activities on the subject floor (Appendix A);
- **Daily Logs** – Summarize the daily mold-related activities pertaining to the subject floor (Appendix B);
- **Laboratory Reports** – Present the analytical results for mold-related samples collected on the subject floor (Appendix C);
- **Correspondence** – Document communications between the LCD and the DGS project teams (Appendix D);
- **DGS Meeting Minutes** – Summarize the progress of scheduled and unplanned project activities as discussed in weekly meetings (Appendix E).

## 7.0 Limitations and Qualifications

The assessment performed by LCD does not include or cover the following matters: Matters that are subsequently discovered that could not have been reasonably foreseen or detected, using industry standards, during the performance of the assessment; matters that could not have been discovered by LCD because of barriers, lack of access or other matters affecting accessibility; matters that were not disclosed to LCD prior to, during, or after the performance of the assessment; any new deficiency that arose after the completion of the assessment by LCD.

To the extent that additional information becomes available to LCD, LCD reserves the right (without any obligation to do so) to modify its evaluation and/or this report at any time, based upon further review and analysis of any such additional information or data.

Certain items mentioned in the report were performed by others not involving the supervision of, or management by, LCD, but were relied upon by LCD in making its evaluation and assessment.

The assessment performed by LCD is not meant or intended to supplement, modify, or extinguish any warranty or representation made or given by third parties performing any of the recommended corrective work.

When consultation involves microbiological growth, or any assessment thereof, such microbiological growth may reoccur if the source of the growth is not remedied. All remediation of fungi in indoor environments can be inherently limited in the sense that conclusions are drawn and recommendations developed from information obtained from limited research and site evaluation. Except as may be noted in the assessment performed by LCD, subsurface areas, latent defects, or non-accessible areas and conditions were not field investigated and may differ from the conditions implied by the surface observations. Additionally, the passage of time may result in a change in the environmental characteristics at the subject property and the surrounding properties. No investigation or assessment can absolutely rule out the existence of any microbiological growth at any given site. LCD does not remediate or remedy sources of microbiological growth.

This Report and the assessment/survey conducted by LCD is prepared, and was performed, solely for the use and benefit of the client identified at the beginning of this report. No other party may rely on this report for any other purpose.

Report prepared by,

  
Chris Corpuz, MS, CIH  
Senior Manager  
LaCroix Davis LLC

Report reviewed by,

  
Stephen C. Davis, MPH, CIH  
Principal  
LaCroix Davis LLC

## **FIGURES**

**Figure 1**    **Water Damage Assessment Revised**

**Figure 2**    **Containment and Sample Locations**

**Figure 3**    **Suspect Mold – November 2009**

**KEYED SHEET NOTES**

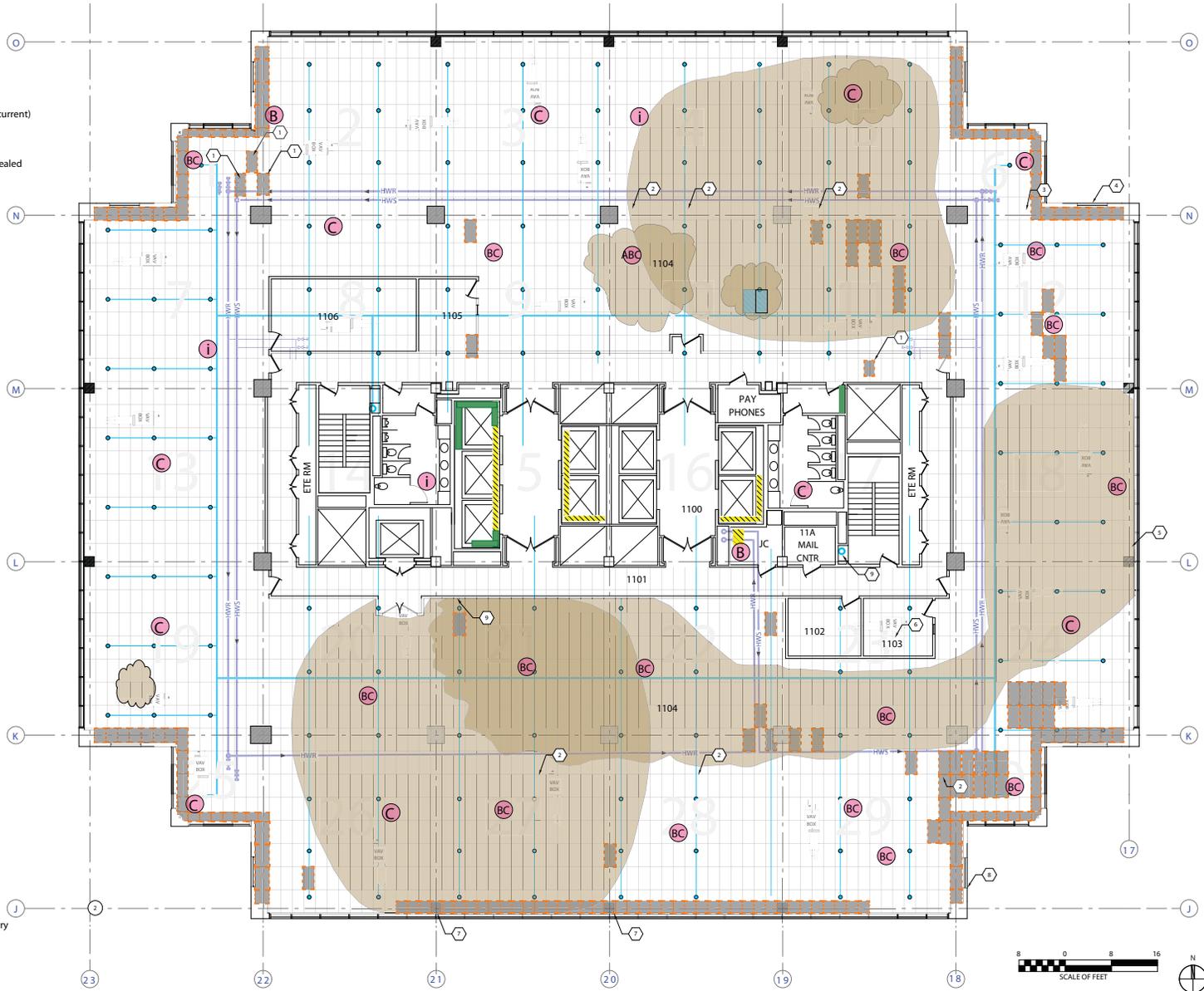
- ① Historic water stain on sheetrock ceiling membrane above T-bar.
- ② Water stain in light fixture (current)
- ③ Water stain on ceiling tile (current)
- ④ Water stain on punch-out window (current)
- ⑤ Water damage at window (current)
- ⑥ Visible mold growth in breakroom-sealed
- ⑦ Water damage at column (current)
- ⑧ Damaged paint at punch-out window (current)
- ⑨ Water stain on wall (current)

**GENERAL NOTES**

- ① This floor has a sheet rock ceiling membrane above the T-bar ceiling attached to the underside of the structural deck for sound proofing.
- ② The locations of LCD inspections and VAVs (terminal units) are approximate.

**LEGEND**

- Active water leak
- Current water stained surface
- Historic water leak/stained surface
- Current mold growth
- Historic mold growth
- Current water on floor
- Historic water on floor
- Destructive testing location (historic)
- 325 Room number
- LCD inspection location no findings
- LCD inspection location active leak
- LCD inspection location water stain
- LCD inspection location other notation - see WDA summary
- LCD inspection location with multiple findings "A", "B", or "C" as indicated

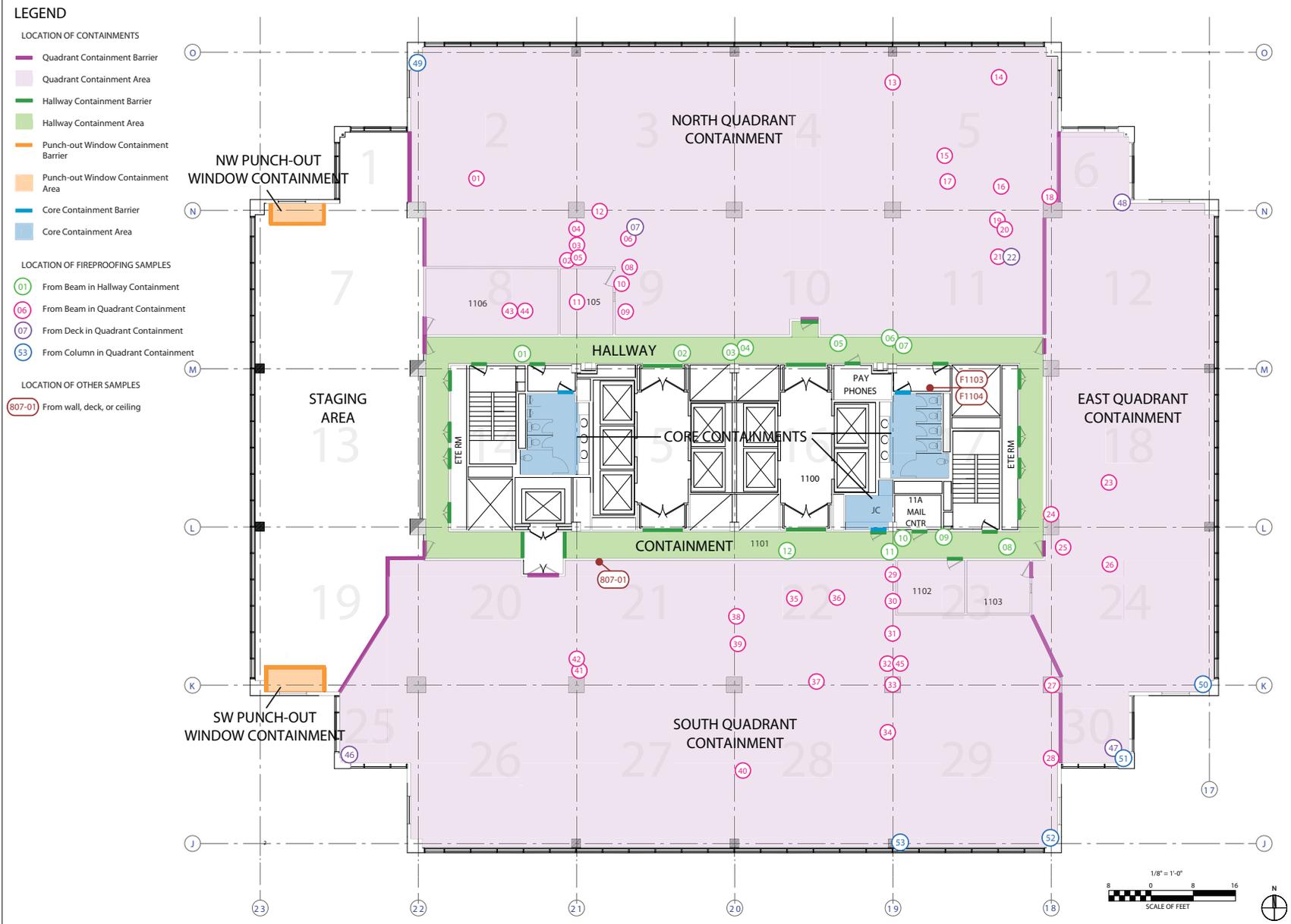


State of California  
 Department of General Services  
 (DGS No. 125828)  
 (AGMT. No. 3126150)  
 (LCD No. 2372.02-572)

**Water Damage Assessment - Revised**  
 Board of Equalization Building, Mold Remediation  
 450 N Street, Sacramento, California

11th Floor

Figure 1



- LEGEND**
- LOCATION OF CONTAINMENTS**
- Quadrant Containment Barrier
  - Quadrant Containment Area
  - Hallway Containment Barrier
  - Hallway Containment Area
  - Punch-out Window Containment Barrier
  - Punch-out Window Containment Area
  - Core Containment Barrier
  - Core Containment Area
- LOCATION OF FIREPROOFING SAMPLES**
- 01 From Beam in Hallway Containment
  - 06 From Beam in Quadrant Containment
  - 07 From Deck in Quadrant Containment
  - 53 From Column in Quadrant Containment
- LOCATION OF OTHER SAMPLES**
- 807-01 From wall, deck, or ceiling

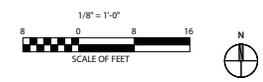


State of California  
 Department of General Services  
 (DGS No. 125828)  
 (AGMT. No. 3126150)  
 (LCD No. 2372.02-572)

**Containment and Sample Locations**  
 Board of Equalization Building, Mold Remediation  
 450 N Street, Sacramento, California

11th Floor

Figure 2





## **TABLES**

- Table 1**      **BOE Staff Interviews – Historical Observations**
- Table 2**      **Photograph Review – McGinnis-Chen Associates  
Spandrel Panel Survey**
- Table 3**      **Revised BOE Water Damage Assessment Summary**

**Table 1: BOE Staff Interviews - Historical Observations Floor 11**  
**Conducted by Chris Corpuz on July 16, 2009**

Name	Position	Time with BOE	Time on Floor	Event Date	Location on Floor	Observations	Other Floors Worked on	Other Comments Related to this Floor
Robert Johnson III	OSS III	2 yrs.+ 2/08 - present	2/06-9/06; 2/08-8/08	1/22/2009	N wall; SW corner; final NW corner office		1st floor mailroom; 2nd floor cashier unit	
Applie Jefferson	OSS II	8 yrs.	7 yrs. 6 mths.		SE portion near K-18		2nd floor	Carpet sour, moldy odor smell; recall them servicing PO windows in recent years.
Sharon McIntosh	OSS II	20+ yrs.	8/06 - 9/08		South wall near J-21	Prior to 2005 noticed window gaskets; break room leaking	2nd floor - 1992 - 8/06 (no window leaking)	None
Frida Rodriguez	Office Assistant	11+ yrs.	7 yrs.; approx. 4 yrs.; at DGS <1yr.	last 7 yrs.	N side, E side, and reception near women's restroom	Water leak in column L-17		
Vicki Lem	Office Tech General	25+ yrs.	Since 1992		NW corner			Sometimes odors present after drying out of leaks.
Thomas Tagawa	Programs Analyst (?)	32 yrs.	Entire time on 11th floor; since move in 92	1992	Generally south perimeter office	Leaking ceiling tile along southern windows prior to window repair	None	None
Jesse Guerra (union steward)	Office Technician	19 yrs.	Since 1993		South of freight elevator	Leak from above (early 1990s) possibly due to water pipe break	None	Odors, headaches, allergy
Sonia Neves **	Office Assistant General	1	Since 4/05		Between N-19 and N-20			Odor, headaches: dermatitis after last flood
David Prasad	Office Tech	2 yrs.	1 yrs. until 9/08		Between M-22 and M-23	Was a Security Guard and was exposed during flood events in 2008 on 22, 23 and 24	9 for 6 months	Odors, headaches, skin irritation
Carol Dozet	Office Technician	8 yrs.	Since start			2001-2002 Broken water pipe south side		Wet towel smell at reception.
Lupe Montelongo	Office Technician	Oct-91	1993	Since 1993	SW corner	Late 90's large NE flood event; window leaks S and E sides.		
Vicki Whitaker	Office Assistant	17+ yrs.	15.5 yrs.		Next to J-20	Multiple leaks over time during rain on column enclosure; replace ceiling tiles next to enclosure; repair column enclosure; used trash cans to collect water	2 for 1 yr.	

**Table 1: BOE Staff Interviews - Historical Observations Floor 11**  
**Conducted by Chris Corpuz on July 16, 2009**

Name	Position	Time with BOE	Time on Floor	Event Date	Location on Floor	Observations	Other Floors Worked on	Other Comments Related to this Floor
Bill Latham	OA	19 yrs. 10/10/89	1993		E side	PO windows below 12th floor patios. Large leak dumped in this area; overnight flood; condensation pan dumped water, odor of mildew for 4+ yrs. South side trash can every 30 minutes; 03/04 4-in. fresh water main, security noted water falls in stairwells and elevator shaft; ceiling leaks; south side windows would leak under heavy storm conditions.		At specific RPM, chiller would vibrate floor.
Martha Padilla	Office Assistant General	2+ yrs.	Since 2007	1993 Summers Building Service; 1997 hired by DGS	S side		In building since 1993	
Georgina DeBarba	Office Technician	10/06	Entire employment	10/06 - 9/08	Near L-23	Dusty vents; moldy odors		
Calvin Smith	Office Tech General	3 yrs.	Since hire		On West side			Odor of mold after last flood; then developed headaches and fevers; gets allergy shots
Phil Consoli	Office Assistant	19 yrs.			NE of K-21	Mid-90s NE major area; 4 events when called and told not to show up for work.		
Debra Pedroza	Office Technician	34 yrs.	1993 (7 yrs.)		NW near N-23			After most recent flood; bad odors; immediate headaches; symptoms relieved when moved to Industrial.
Karen Kessel	Office Assistant	18 yrs.	Since 1993		SE near K-17 leaking above PO window; South side flooding;			





**Table 2: Photograph Review - MCA Spandrel Panel Survey - EAST Elevation**  
 BOE Building, 450 N Street, Sacramento, California

LCD No. 2372.02-572  
 BOE Mold Remediation

E-PENT																										
E-24-**.*		S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	
E-23-**.*		S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	
E-22-**.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
E-21-**.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
E-20-**.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
E-19-**.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
E-18-**.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
E-17-**.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
E-16-**.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
E-15-**.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
E-14-**.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
E-MAINT																										
E-11-**.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
E-10-**.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
E-09-**.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
E-08-**.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
E-07-**.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
E-06-**.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
E-05-**.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
E-04-**.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
E-03-**.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
E-02-**.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
E-01-**.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2

<b>KEY</b>	
Visible mold	S-* = Spandrel panel
Water staining on gypsum board	N- = North
Water staining on ceiling tile	P-* = Punch-out window
Water staining on gypsum board and ceiling tile	E- = East
Water staining on fireproofing	PENT = Penthouse level
Water staining on gypsum board and fireproofing	S- = South
Panel photos inspected, no issues detected.	MAINT = Maintenance level
Missing photographs	W- = West
	<b>N-04</b> = Shading indicates completion of photograph review for this floor.





**Table 2: Photograph Review - MCA Spandrel Panel Survey - WEST Elevation**  
 BOE Building, 450 N Street, Sacramento, California

LCD No. 2372.02-572  
 BOE Mold Remediation

W-PENT																										
W-24-*.*		S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	
W-23-*.*		S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	
W-22-*.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
W-21-*.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
W-20-*.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
W-19-*.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
W-18-*.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
W-17-*.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
W-16-*.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
W-15-*.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
W-14-*.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
W-MAINT																										
W-11-*.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
W-10-*.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
W-09-*.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
W-08-*.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
W-07-*.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
W-06-*.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
W-05-*.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
W-04-*.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
W-03-*.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
W-02-*.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2
W-01-*.*	P-1	S-1	S-2	S-3	S-4	S-5	S-6	S-7	S-8	S-9	S-10	S-11	S-12	S-13	S-14	S-15	S-16	S-17	S-18	S-19	S-20	S-21	S-22	S-23	S-24	P-2

KEY	
Visible mold	S-* = Spandrel panel      N- = North
Water staining on gypsum board	P-* = Punch-out window      E- = East
Water staining on ceiling tile	PENT = Penthouse level      S- = South
Water staining on gypsum board and ceiling tile	MAINT = Maintenance level      W- = West
Water staining on fireproofing	<b>N-04</b> = Shading indicates completion of photograph review for this floor.
Water staining on gypsum board and fireproofing	
Panel photos inspected, no issues detected.	
Missing photographs	



**Table 2: Photograph Review - MCA Spandrel Panel Survey**  
**Notes for All Elevations**  
**BOE Building, 450 N Street, Sacramento, California**

LCD No. 2372.02-572  
BOE Mold Remediation

<b>FLOOR 11</b>	
	There are no photographs included in the McGinnis-Chen "11th Floor East" folder.
	There are no photographs included in the McGinnis-Chen "11th Floor South" folder.
	There are no photographs included in the McGinnis-Chen "11th Floor West" folder.
<b>FLOOR 14</b>	
<b>S-14-S-5</b>	Photos 0728 and 0727 need to identify location detail. Possibly water staining on window framing next to ceiling tiles. Check all metal seams on metal 90 at base of gypsum wall and edge of concrete slab. Lift all perimeter ceiling tiles and wipe/vacuum metal grid and horizontal window framing.
<b>S-14-S-15</b> <b>S-14-S-16</b>	Stains on wall base and top of column enclosure.

**Table 3: Revised BOE Water Damage Assessment Summary**

Location			Above Ceiling Tiles				Below Ceiling Tiles / Room Area		
Floor	Grid	Room	Tiles (left above ceiling)	Fiberglass insulation (left above ceiling)	Ceiling (visible issues)	Comments	Observer	Comments	Observer
<b>Floor 11</b>									
11	1	1104	N	N	Y	FP water-stained. ~2 LF TSI pipe fiberglass insulation delaminated.	TMI		
11	2	1104	N	N	Y	<1 LF Water-stained pipe fiberglass insulation.	TMI		
11	3	1104	N	Y	N		TMI		
11	4	1104	N	N	N		TMI	Water stains in light fixtures E of N-20 and between N-19 and N-20.	CC
11	5	1104	N	N	Y	3 LF water stained GB seams. Tape failing.	TMI	Water stain in light fixture E of N-19.	CC
11	6	1104	N	N	Y	3 LF water stained GB seams. Tape failing.	TMI	Water stain on punch-out window casing. Water stained ceiling tile E of N-18.	CC
11	7	1104	N	N	N		TMI		
11	8	1104	N	N	Y	3 LF water stained GB seams. Tape failing. GB stained from FP application.	TMI		
11	9	1104	N	N	N	28 LF water stained GB seams. 2 LF water stained GB seams. Tape failing.	TMI		
11	10	1104	N	N	Y	Water stained GB seams. Tape failing. Active leak: wet GB, ceiling tile, and FP. 17.5% Moisture.	TMI		
11	11	1104	Y	Y	Y	<1 LF water stained GB seams. Tape failing. GB stained from FP application.	TMI		
11	12	1104	N	N	N	12 LF water stained GB seams. Tape failing. 1 LF GB stained from FP application.	TMI		
11	13		Y	N	N		TMI		
11	14	Core	NA	NA	NA				
11	15	Core	NA	NA	NA				
11	16	Core	NA	NA	NA	Hatch opening in janitor room: Water stain on FP, wall GB, and upper ceiling GB	TMI		
11	17	Core	NA	NA	NA	Hatch opening in women's rest room: Visible mold growth on GB deck in NE corner	TMI	Stains on N and W walls at base and on fireproofing in fire sprinkler riser cabinet	TMI
11	18	1104	N	N	Y	2 LF water stained gypsum seams. Tape failing. Gypsum board stained from FP application.	TMI	Water damage at window near L-17. Ceiling tile damage between L-17 and M-17.	CC
11	19	1104	Y	Y	N		TMI		

**Table 3: Revised BOE Water Damage Assessment Summary**

Location			Above Ceiling Tiles				Below Ceiling Tiles / Room Area		
Floor	Grid	Room	Tiles (left above ceiling)	Fiberglass insulation (left above ceiling)	Ceiling (visible issues)	Comments	Observer	Comments	Observer
11	20	1104	N	N	Y	4 LF water stained GB seams. Tape failing. GB stained from FP application.	TMI		
11	21	1104	N	N	Y	Water stained GB seams. Tape failing. GB stained from FP application.	TMI	WS on wall to hallway E of freight elevator.	CC
11	22	1104	N	N	Y	30 LF water stained GB seams. Tape failing. GB stained from FP application.	TMI		
11	23	1104	Y	Y	Y	Water stained GB seams. Tape failing. FP Water-stained. GB stained from FP application.	TMI	Breakroom 1103: Mold, sealed.	CC
11	24	1104	N	N	Y	Gypsum board stained from FP application.	TMI		
11	25	1104	N	N	Y	Gypsum board stained from FP application.	TMI		
11	26	1104	N	Y	Y	Gypsum board stained from FP application. Lots of fiberglass insulation.	TMI	Water damage at columns J-20 and J-21.	CC
11	27	1104	N	N	Y	Water stained GB seams. Tape failing. GB stained from FP application.	TMI	Water stain in light fixture.	CC
11	28	1104	Y	Y	Y	TSI fiberglass insulation stained.	TMI	Water stain in light fixture.	CC
11	29	1104	N	Y	Y	FP looks wet. ~12 LF water stained GB seams. Tape failing.	TMI	Window sill paint of punch-out window damaged.	CC
11	29	1104	N	Y	Y	~6 LF water stained GB seams. Tape failing. FP water-stained.	TMI		
11	30	1104	N	Y	Y	FP water-stained. GB stained from FP application.	TMI	Water stains in 2 light fixtures.	CC

**Abbreviations:** FP = Fireproofing GB = Gypsum Board LF = Linear Feet NA = Not Applicable for WDA NC = North Core NSC = No Suspended Ceiling  
SC = South Core SF = Square Feet VAV = Variable Air Volume

**Directions:** N = North NE = Northeast NW = Northwest E = East S = South SE = Southeast SW = Southwest W = West