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

Mold Remediation – 15th Floor
October 9, 2009 – November 13, 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:
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Report Date:
December 18, 2009

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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 15 being released to the DGS Mold Remediation Project Team for remediation, BOE staff currently and previously working on Floor 15 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 Ted Ice and Ben Heckman on August 27, 2009. 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 15 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.

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 15, 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,

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S C Davis

Stephen C. Davis, MPH, CIH
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FIGURES

Figure 1 **Water Damage Assessment Revised**

Figure 2 **Containment and Sample Locations**

Figure 3 **Suspect Mold – November 2009**

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**

KEYED SHEET NOTES

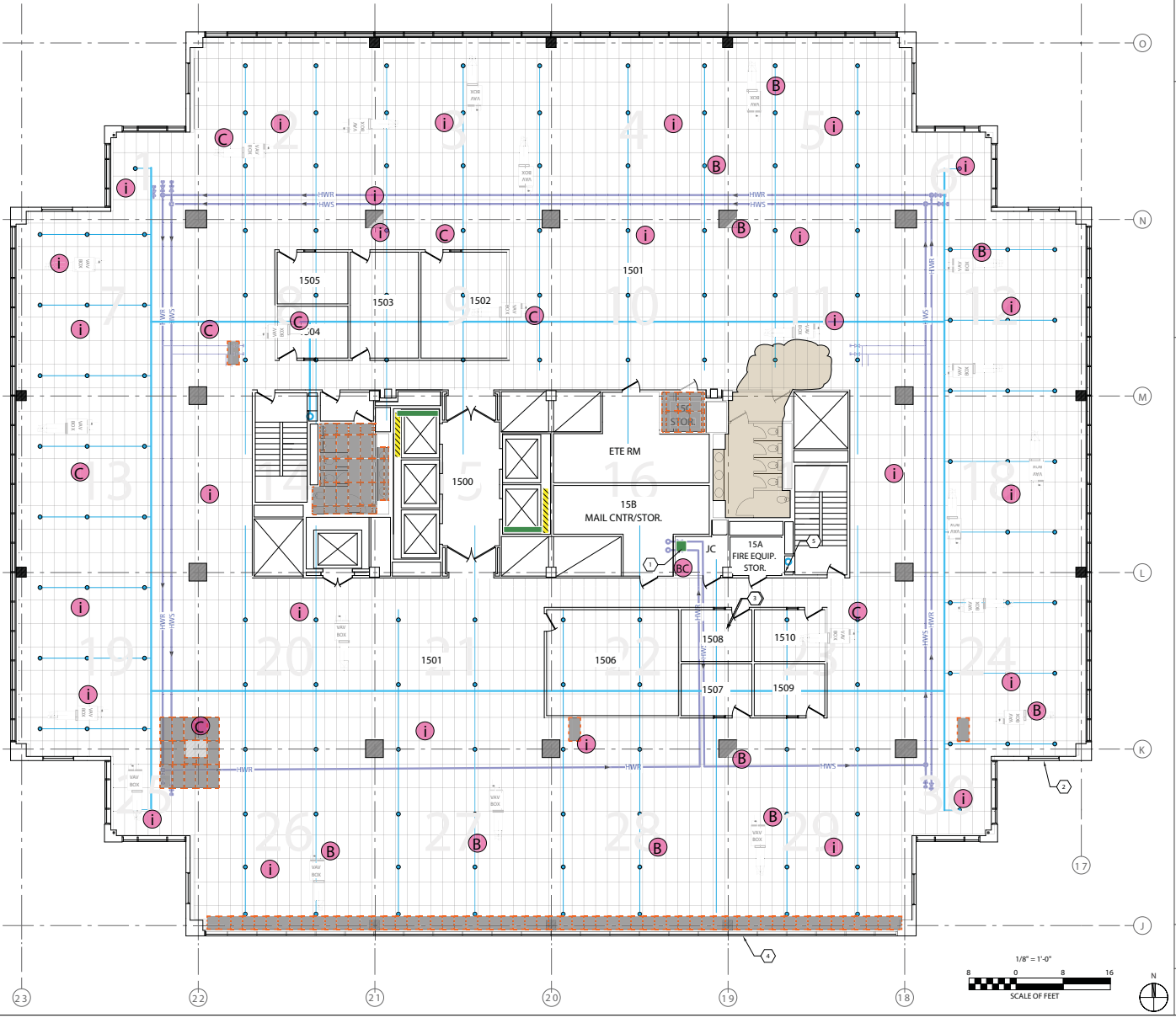
1. Visible mold growth 2 sq.ft.
2. Water damage on window sill (current)
3. Damaged floor tile room 1508 (current)
4. Carpet stains near plants on floor (current)
5. 1 sq.ft. visible mold growth

GENERAL NOTES

1. LCD inspection locations are approximate.
2. The locations of 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
- (i) LCD inspection location no findings
- (A) LCD inspection location active leak
- (B) LCD inspection location water stain
- (C) LCD inspection location other notation - see WDA summary
- (BC) LCD inspection location with multiple findings "A", "B", or "C" as indicated



LaCroix Davis LLC

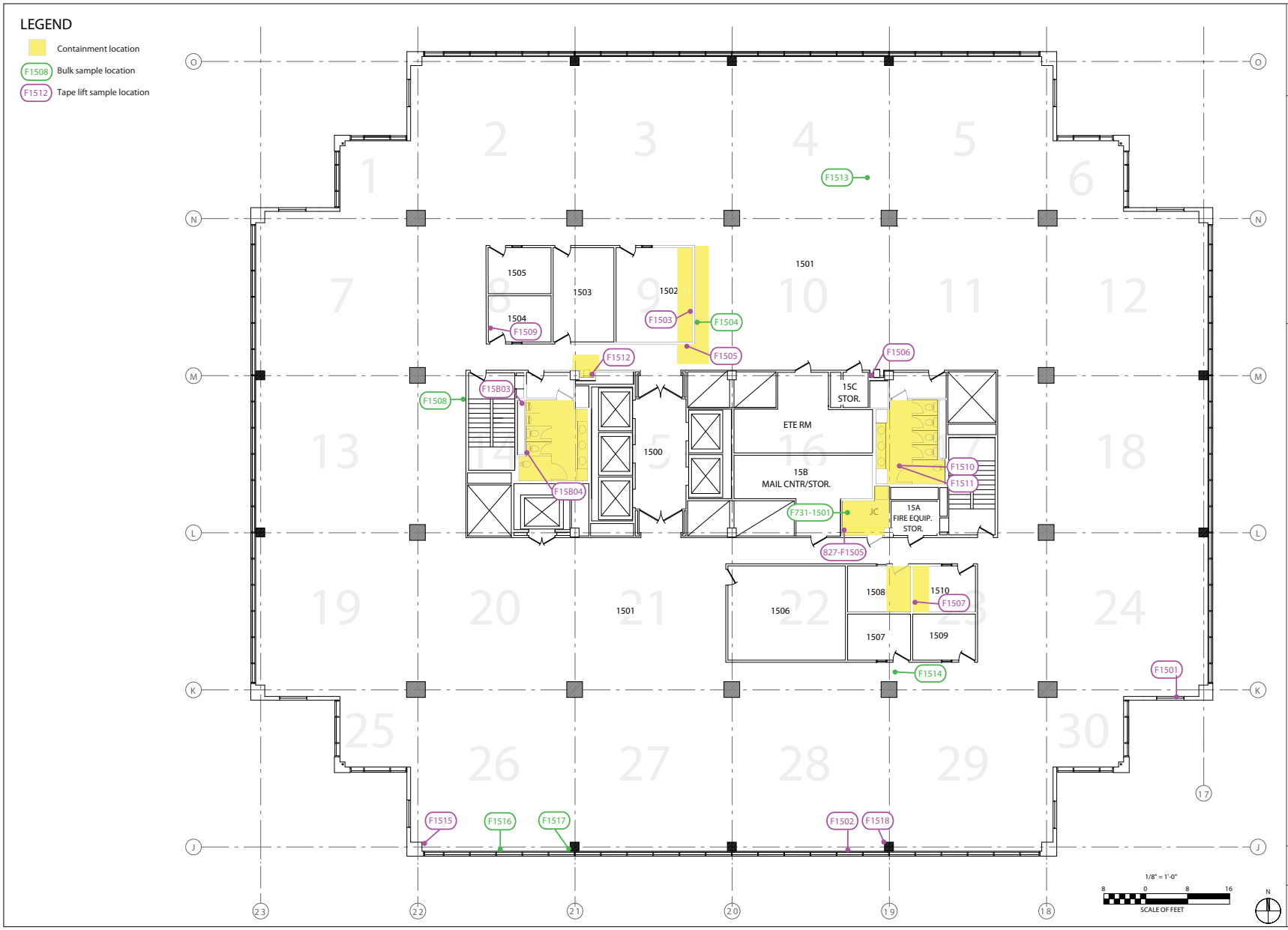
State of California
Department of General Services
(DGS No. 125828)
(AGMT. No. 3126150)
(LCD No. 2372.02-572)

Water Damage Assessment - Revised

Board of Equalization Building, Mold Remediation
450 N Street, Sacramento, California

15th Floor

Figure 1



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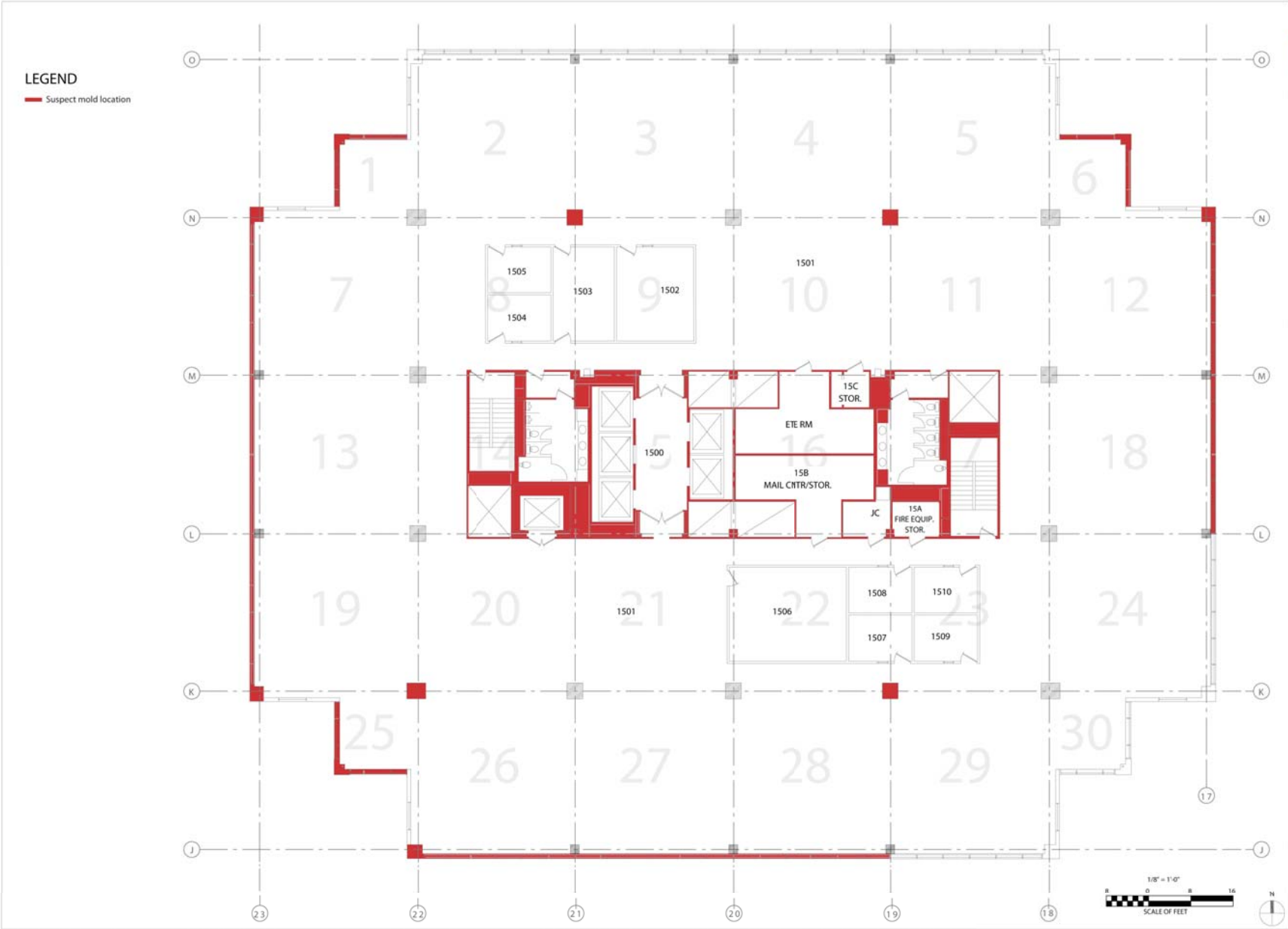
Containment and Sample Locations

Board of Equalization Building, Mold Remediation
450 N Street, Sacramento, California

15th Floor

Figure 2



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Suspect Mold - November 2009

Board of Equalization Building, Mold Remediation
450 N Street, Sacramento, California

15th Floor

Figure 3

Table 1: BOE Staff Interviews - Historical Observations Floor 15
Conducted by Ben Heckman and Ted Ice on August 27, 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
Tamra Davis	Tax Tech II	5 yrs.	5 yrs.		Near pillar 19	Toilets leaking, carpet dirty	None	None
Terri Leach	Tax Auditor	3 yrs.	1 yr.		Pillar N-19	Constant running water, sink in bathroom leaking onto counter, toilets leak when flushed	None	None
Paul Erickson	Business Taxes Specialist	26+ yrs.	15+ yrs.	Mar-93	South window	Wet ceiling panels, water running down inside	15	
Stephanie Patterson	Office Technician	21 yrs.	16+ yrs.	Mar-93	Cubicle 120 (K-22)	Wet ceiling panels	None	Toilets leaking
Evelyn Baker	Tax Tech II	34 yrs.	15 yrs.			Closet near women's restroom discoloration in corner of floor.		Carpet is filthy and old.
John Erickson	Auditor	12 yrs.	12 yrs.			Men's bathroom - plumbing leaks: commodes, urinals, sinks	None	
Monica Baldwin	Tax Tech III	9 yrs. (June 2000)	7.5 - 8 yrs.		Pillar N-21	Ladies' restroom fixtures leak, toilets/faucets, discoloration/spotting floor, closet/storage room near ladies' restroom, missing electrical covers	17	

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Table 2: Photograph Review - MCA Spandrel Panel Survey - NORTH Elevation

BOE Building, 450 N Street, Sacramento, California

N-PENT																																	
N-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	S-25	S-26	S-27	S-28	S-29	S-30		
N-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	S-25	S-26	S-27	S-28	S-29	S-30		
N-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2	
N-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2	
N-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2	
N-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2	
N-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2	
N-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2	
N-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2	
N-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2	
N-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2	
N-MAINT																																	
N-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2	
N-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2	
N-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2	
N-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2	
N-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2	
N-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2	
N-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2	
N-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2	
N-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2	
N-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2	
N-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2	

KEY

- Visible mold
- Water staining on gypsum board
- Water staining on ceiling tile
- Water staining on gypsum board and ceiling tile
- Water staining on fireproofing
- Water staining on gypsum board and fireproofing
- Panel photos inspected, no issues detected.
- Missing photographs

S-* = Spandrel panel
P-* = Punch-out window
PENT = Penthouse level
MAINT = Maintenance level
N- = North
E- = East
S- = South
W- = West
N-04 = Shading indicates completion of photograph review for this floor.

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Table 2: Photograph Review - MCA Spandrel Panel Survey - EAST Elevation

BOE Building, 450 N Street, Sacramento, California

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

KEY

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- Water staining on gypsum board
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CONFIDENTIAL

Table 2: Photograph Review - MCA Spandrel Panel Survey - SOUTH Elevation

BOE Building, 450 N Street, Sacramento, California

S-PENT																																
S-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	S-25	S-26	S-27	S-28	S-29	S-30	
S-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	S-25	S-26	S-27	S-28	S-29	S-30	
S-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2
S-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2
S-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2
S-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2
S-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2
S-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2
S-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2
S-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2
S-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2
S-MAIN																																
S-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2
S-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2
S-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2
S-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2
S-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2
S-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2
S-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2
S-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2
S-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2
S-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2
S-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	S-25	S-26	S-27	S-28	S-29	S-30	P-2

KEY

- Visible mold
- Water staining on gypsum board
- Water staining on ceiling tile
- Water staining on gypsum board and ceiling tile
- Water staining on fireproofing
- Water staining on gypsum board and fireproofing
- Panel photos inspected, no issues detected.
- Missing photographs

S-* = Spandrel panel
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PENT = Penthouse level
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Printed: 12/22/2009

Table 2: Photograph Review - MCA Spandrel Panel Survey - WEST Elevation

BOE Building, 450 N Street, Sacramento, California

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

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

FLOOR 11	
	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.
FLOOR 14	
S-14-S-5	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.
S-14-S-15	Stains on wall base and top of column enclosure.
S-14-S-16	

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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
Floor 15									
15	1	1501	N	N	N		GWB	Punch-out windows no issues	TMI
15	2	1501	N	N	N		GWB		
15	2	1501 VAV	Y	N	N		TMI		
15	2	1501	N	N	N	Location at column N-21	TMI		
15	3	1501	N	N	N		GWB		
15	3	1501 VAV	N	N	N		TMI		
15	4	1501	N	N	N		GWB		
15	4	1501	N	N	Y	Water stain on FP, GB debris	TMI		
15	5	1501	N	N	N		GWB		
15	5	1501 VAV	N	N	Y	Stained ceiling tile	TMI		
15	6	1501	N	N	N		GWB	Punch-out windows no issues	TMI
15	7	1501	N	N	N		GWB		
15	7	1501 VAV	N	N	N		TMI		
15	8	1501	N	Y	N	Fiberglass insulation on top of rooms 1504, 1505. HVAC unit located in area of historic damage. No indication for current leak.	GWB		
15	8	1504 VAV	N	N	Y	Lots of dust balls	TMI		
15	9	1502	n	n	n		TMI	Stains on E and S walls, visble mold growth	TMI
15	9	Hallway	N	N	N		TMI	Stains on water fountain GB wall at cove base - visible mold growth	TMI
15	9	1501	N	Y	N	Fiberglass insulation on top of rooms 1502, 1503.	GWB		
15	9	1501 VAV	N	N	Y	Rodent droppings.	TMI		
15	10	1501	N	N	N		GWB	Stained cube between N-18 and N-19.	CC
15	11	1501	N	N	N		GWB		
15	11	1501 VAV	N	N	N		TMI		
15	11	1501	N	N	Y	GB debris	TMI	Stains on water fountain GB wall at cove base	TMI
15	12	1501	N	N	N		GWB		
15	12	1501 VAV	N	N	Y	Stained ceiling tile near VAV	TMI		
15	13	1501	N	N	Y	HVAC Unit not intact. Filter fell out.	GWB		
15	14	1501	N	N	N		GWB		
15	15	Core	NA	NA	NA				

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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
15	16	Janitor Room	N	N	Y	Visible mold growth on ceiling and wall GB and on thermal system insulation (piping)	TMI		
15	17	FSR Cabinets	NA	NA	NA			Visible mold growth 1 SF at base of N wall	TMI
15	18	1501	N	N	N		GWB		
15	19	1501	N	N	N		GWB		
15	19	1501 VAV	N	N	N		TMI		
15	20	1501	N	N	N		GWB		
15	20	1501	N	N	N		TMI		
15	21	1501	N	N	N		GWB		
15	22	1501	N	N	N	No potential source or stain visible in area of historic damage.	GWB	Damaged tile floor in Room 1508 (photo).	TMI
15	23	1501	N	Y	N	Fiberglass insulation on rooms 1507 - 1510. stained FP in Grid 23	GWB	Damaged tile floor in Room 1508 (photo).	TMI
15	23	1510	N	N	N		TMI	Water stain wall at cove base - visible mold growth	
15	24	1501	N	N	N	Pipelines located in area of historic damage. No indication for current leak.	GWB	Water damage on window sill at S-wall window (measured 0.1%), (photo)	TMI
15	24	1501	N	N	Y	Stained ceiling tile	TMI	Punch-out window visible mold growth and stain at base on GB	TMI
15	24	1501 VAV	N	N	Y	Stained ceiling tile	TMI		
15	25	1501	N	N	N		GWB		
15	25	1501	N	N	Y	Stained GB and FP columns J21 and J22 and at edge of deck S wall	TMI	Punch-out window: small stain at jamb - visible mold growth	TMI
15	26	1501	N	N	N		GWB		
15	26	1501 VAV	N	N	Y	Stained ceiling tile and FP at edge of deck S wall	TMI		
15	27	1501	N	N	Y	25 SF water stained FP near K-20	GWB		
15	28	1501	N	N	Y	25 SF Stain near K-19, stain FP column J19	GWB	Stain on wall below window	TMI
15	29	1501	N	N	N		GWB	Plants on floor along perimeter S-wall near J-19 (photo), carpet stain.	TMI
15	29	1501 VAV	N	N	Y	Water stains on FP and ceiling tile	TMI		TMI
15	29	1501	N	N	Y	Water stain on FP, GB debris.	TMI		TMI

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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
15	30	1501	N	N	N	Pipelines located in area of historic damage. No indication for current leak.	GWB /TMI	Punch-out window sill - visible mold growth and stains on wall at baseboard below punch-out windows.	TMI

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

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