
BioMax Environmental

Environmental Consulting and Industrial Hygiene Services

RECEIVED
PROJECT MANAGEMENT
BRANCH

May 7th, 2009

2009 MAY -8 A 10: 47

Mr. Doug Button
Deputy Director
Real Estate Services Division
707 Third Street - 8th Floor -
West Sacramento, CA 95605

Microbial Assessment of Janitor "Hopper" Room Areas
Department of General Services Board of Equalization Building
450 N. Street
Sacramento, California

Dear Mr. Button,

BioMax Environmental, LLC (BioMax) is pleased to provide the Department of General Services (DGS) with this letter summary report detailing BioMax's findings and recommendations pertaining to our building-wide inspection and microbial assessment of each of the Janitor "Hopper" Room areas within your 450 N Street Building (subject building) located in Sacramento, California. BioMax understands that these microbial inspection and assessment services were specifically requested by DGS in an effort to assess, evaluate, and prioritize the extent of potential moisture and/or microbial damages present within each of the noted maintenance room areas (and associated sink areas) within the subject building.

Hence, these comprehensive (building wide) microbial inspection and assessment services performed within the Janitor Room areas have been performed by BioMax in an effort to evaluate and prioritize the current environmental conditions present within each of the affected interior Janitor Room areas.

ASSESSMENT PROCEDURES AND METHODS

All site inspection and assessment activities were performed during a period between April 13th, 14th, and 20th, 2009 by Mr. Michael A. Polkabila, CIH, REA of BioMax Environmental, LLC in accordance with currently recognized microbial assessment and sampling guideline procedures. Mr. Polkabila has been certified in the Comprehensive Practice of Industrial Hygiene by the American Board of Industrial Hygiene and holds the right to the designation "Certified Industrial Hygienist" (CIH) under certification number CP 7104. Mr. Polkabila is also certified by the California Environmental Protection Agency (Cal/EPA) as a Class I Registered Environmental Assessor (REA) under Cal/EPA certification number 05011.

During the period noted, BioMax performed a systematic site inspection and assessment of accessible interior maintenance areas including sink structures within each of the Janitor Room areas identified within the BOE building. As part of this comprehensive assessment, all accessible plumbing systems were visually inspected for leaks and drips prior to and following the activation of water systems. Moisture detection equipment was also utilized (where necessary) following plumbing activation to assess the presence of moisture through use of a TraMex conductivity (non-penetrating) moisture detection meter as necessary. Based on area conditions and observations, BioMax collected a series of supplemental surface and bulk material samples as deemed necessary during this assessment. Such samples were collected within locations and materials of concern wherein evidence of physically stained and/or mold-like contamination were visually identified within representative materials and surfaces. Third party analysis by an independent accredited microbial laboratory was performed utilizing microscopy analysis so as to identify and quantify the current environmental microbial conditions associated with each of the impacted materials and surfaces evaluated.

SAMPLING PROCEDURES

On-site inspection and sampling assessment activities were conducted by Mr. Michael A. Polkabl, CIH, REA, of BioMax Environmental, LLC on the previously noted dates. All sampling equipment, supplies, and collection media were provided by BioMax as part of the performance of this scope of work. Sample collection procedures and methods were performed using aseptic sampling methods following techniques prescribed by the contracted analytical laboratory.

Bulk and/or Surface Sampling:

During our site inspection and sampling assessment activities, representative bulk material and surface material samples were collected from impacted materials of concern noted within the summary table below. All surface samples were collected using BioTape collection media prepared and supplied by SKC International in accordance with manufacturers sampling guidelines as well as applicable professional certified industrial hygiene microbial sampling practices. Bulk material samples were similarly collected utilizing aseptic sample collection technique in accordance with standard microbial sampling practices. Disposable gloves were utilized during sample collection and changed between each unique surface and/or bulk material sample.

At the conclusion of sampling activities, preparation and shipping of the collected samples were accomplished in accordance with standard industrial hygiene chain of custody (COC) documentation procedures and quality assurance/quality control practices. Once collected, labeled, and recorded, all samples were double sealed within airtight plastic Ziploc shipping containers and transported via Federal Express Priority Mail to Environmental Microbial Laboratories (EMLabs) in San Bruno, California. EMLabs is an independent third-party laboratory which holds current applicable analytical accreditation specializing in microbial

analytical procedures. Sampling and chain of custody records are provided as an attachment to this letter report for further reference.

Written sampling procedural guidance material prepared by the analytical laboratory and/or sample media manufacturer may also be provided upon request. A summary of bulk and/or surface material sampling locations are provided in the attached Chain of Custody records and original sample results. Specific sample locations may also be referenced within the digital image attachment, as necessary.

SITE OBSERVATIONS

On-site inspection and sampling assessment activities were performed by Mr. Michael A. Polkaba, CIH, REA, of BioMax. In general, accessible Janitor Room surfaces and plumbing fixtures were inspected so as to visually identify material surfaces which exhibited evidence of moisture and/or microbial (mold) related damages at the time of our assessment. The majority of the noted Janitor Rooms areas inspected within the BOE building contained a wet mop sink fixture and vinyl flooring over concrete subfloor. A summary of significant observations and findings gathered during BioMax's site inspection and assessment of the subject areas has been compiled within the attached Assessment Records as well as summarized within Table 1 (attached to this report), entitled Summary Table of Janitor Room Observations and Findings.

ANALYTICAL FINDINGS AND CONCLUSIONS

Bulk Material and/or Surface Sample Findings:

Laboratory analytical methods for the identification and enumeration of microbial taxa were conducted in accordance with prescribed analytical procedures and quality control/assurance measures. Laboratory analytical methods for the identification and enumeration of microbial fungal contaminants within the collected surface and/or bulk material samples were achieved through direct microscopic analysis using bright field microscopy.

As indicated above, a summary of significant observations and findings gathered during BioMax's site inspection and assessment of the subject Janitor Room areas has been compiled within the attached Assessment Records as well as summarized within Table 1. Original laboratory results including the identification of recognizable microbial taxa are provided as an attachment to this letter report for further reference. Sampling and chain of custody records are also provided as an attachment to this report for further reference. As indicated in the attachment table summary, analytical findings ranged from no microbial spores detected within staining to materials which clearly indicated the presence of unique microbial fragments (spores) present. Such findings of microbial contaminants present within sampled materials where visible staining and/or suspect damages were noted indicated the presence of hydrophilic (moisture loving) mold taxa, such as *Penicillium/Aspergillus* and *Chaetomium*, as well as other mold taxa. Such

identified mold taxa within the visibly "stained" bulk and surface materials sampled, represent what BioMax believes to be likely indicative of chronic historical mold growth and likely not resultant directly from any singular recent water release incident.

Although there are currently no regulatory standards or limits pertaining to allowable surface and/or bulk fungal concentrations (for any mold taxa) present on interior surfaces or materials, there is a general consensus among indoor air quality and microbial experts that significant visible microbial contamination found within occupied space building materials should be treated, removed, and/or otherwise minimized wherever practicable. Hence, BioMax believes that the findings detailed in this report warrant DGS to consider the implementation of the recommended precautions, continued area controls, and the performance of mitigative measures pertaining to the areas identified. A relative summary of microbial damages present within each of the inspected rest room areas has been provided within the attached summary table as a means to facilitate the review and to establish relative priority levels for mitigative consideration purposes as necessary.

RECOMMENDATIONS

Based on our preliminary observations within the Janitor Room areas inspected, and review of current analytical findings available at this time, BioMax recommends that appropriate corrective measures and mitigative actions be performed in accordance with the recommendations and priority levels provided in the attachment summary table. As such, where mitigative measures are noted in the referenced table, BioMax recommends that mitigative procedural methods are employed per BioMax's established mitigation procedures and methods. Any location-specific supplemental procedure and/or method, pertaining to each noted Janitor Room area which are not specifically addressed within these procedures, may be performed utilizing supplemental procedures developed and approved for such areas as necessary. Hence, in response to DGS's specific request, BioMax proposes the following supplemental procedural recommendations for appropriate consideration and implementation as applicable.

1. **Mitigation Contractor:** A mitigation contractor shall be selected and contracted to perform the activities specified in these procedures. Such activities shall include all containment system set up, mitigative removal/treatment, and clean-up during the performance of this designated scope of work as described below. The selected mitigation contractor must be specifically trained in the field of current practices associated with microbial abatement techniques and containment methods as well as maintain demonstrated proficiency in the establishment and use of appropriate barriers, personal protective equipment, abatement techniques and methods as necessary in the performance of their designated scope of work.
2. **Tenant and Maintenance Personnel Notification and Scheduling:** Building tenant and maintenance personnel shall receive ample notification regarding such requested assessment and mitigative activities and locations on occupied floors during regular and periodic project update meetings facilitated by DGS. It is currently anticipated that all forthcoming

mitigative activity performed by DGS's selected mitigation contractor shall be performed during off hours and non routine business operations on BOE occupied floors wherever practicable. It is anticipated that currently unoccupied floor areas will also be remediated as part of this mitigative effort wherein contractor access and working activities shall not be restricted to off hour operations but shall similarly maintain consistent prudent containment systems and control barriers during the performance of such activities in accordance with the protocols established herein.

3. **Establishment of Localized Containment Barriers:** Isolation of the selected work areas (ands any impacted above ceiling areas) through the establishment of protective containment barrier systems shall be achieved prior to and during physical removal and mitigative efforts performed under this scope of work. To this end, localized negative pressure containment barrier systems shall be established and maintained at each of the Janitor Room containment locations for the duration of these activities. Negative air pressure shall be maintained within all critical areas (for the duration of this scope of work) utilizing High Efficiency Particulate Aerosol (HEPA) filtered "negative air machine" equipment vented to the outside adjacent interior areas. An adequate supply of filtered intake air shall also be established to allow an adequate supply of "clean" HEPA filtered make-up air into the critical containment wherever practicable. As a performance criteria goal, negative air pressure will be established and maintained within the established containment system areas at a performance goal level of -0.02 inches of water pressure on a 24 hour basis for the duration of mitigative activities, whenever possible and feasible. Also, wherever possible, clear translucent plastic observation windows shall also be placed on the critical containment barrier system within direct sight of the affected work areas for the purposes of facilitating non-entry inspection during the performance of prescribed destructive inspection and repair activities. Containment systems shall consist of plastic or otherwise impermeable materials with zippered entry chambers erected to allow controlled access and egress from such contained areas. HEPA filtered vacuum equipment capable of the effective removal of particulate contaminants from tools and personal protective equipment shall be placed within the zippered entry/egress chamber attached to each designated working and inspection area.
4. **Posting and Containment Pressure Monitoring -** During the performance the forthcoming destructive inspection and mitigative activities, appropriate signage and warnings must be posted within the areas leading to all controlled areas and particularly on the exterior of containment entrances to record entry access and to preclude uninformed access from unauthorized personnel. For these purposes, a sign-in log shall also be maintained at the designated entrances of each containment area as well as immediately outside the primary floor access elevators utilized by all inspection and repair personnel who enter the controlled areas. Data logging monitoring equipment employed to record pressure differentials on a 24-hour basis shall be used for the duration of this project where functional critical barriers are established and in use. Such pressure monitoring devices shall utilize paper strip chart records so as to allow routine and regular inspection of pressure readings by the Project CIH and DGS project management personnel as necessary. The mitigation contractor shall maintain these chart records and will provide a weekly written summary of continuous monitoring levels for the duration of the project and upon request.

5. **Modifications to Barrier Systems:** Any smoke detectors and/or fire suppression systems present within containment systems shall NOT be covered nor rendered inoperable unless specifically authorized under the direction and supervision of DGS building maintenance personnel. BioMax is prepared to provide the selected mitigation contractor with additional and ongoing detail pertaining to the establishment maintenance, and specific locations of critical containments and barrier systems upon request, as necessary. Once final containment parameters have been delineated, the mitigation contractor shall maintain an "as built" record (both digitally and on site map records) of specific containment locations and materials for further review and reference.
6. **Establishment of Air Scrubbing and Negative Air Machines** - Supplementing the existing negative air machines (designed to establish and maintain negative air pressure within each of the containment systems) the additional use of HEPA filtered air scrubbing machines may also be utilized within critical areas of adjacent work spaces within occupied floors, as directed by the Project CIH during forthcoming destructive inspection, and repair activities, as deemed necessary. At the direction of the Project CIH, such air scrubbing machines may be established and oriented within active working spaces and relocated to additional active work areas as deemed necessary. Supplemental air scrubbing machines may also be placed within areas outside of the working and/or containment areas as an additional precautionary measure as necessary at the direction of the Project CIH.
7. **Personal Protective Equipment (PPE):** Personal protective equipment utilized by containment entrants during the performance of interior material removal, inspection, mitigation, repair, and cleaning activities, shall include the use of hooded Tyvek coveralls, nitrile gloves (1-3 mil.), and NIOSH approved HEPA filtered (P100) half face air purifying respiratory protection devices at a minimum. PPE requirements associated with area containment set up and equipment handling (prior to material removal activities within containment systems) may utilize standard construction regimen including standard material coveralls and ANSI approved eye protection at minimum. Voluntary use of dust mask-type respiratory protection may also be utilized during these set-up activities by workers, inspectors and/or subcontractors only during non critical material set-up activities (including inspection and site walks) but is not applicable during the destructive inspection, sampling, and repair procedures noted above.
8. **Destructive Inspection:** The mitigation contractor shall perform localized material removal at locations and areas identified within the attached Table. It is currently anticipated that the physical removal of sink cabinets, damaged flooring, and any associated wall material segments (as indicated) shall employ the use of hand removal and equipment methods based on the material requirements encountered. At the mitigation contractor's option, such removal activities may include the application of local exhaust particulate extraction equipment during removal of wall material structures in an effort to minimize the generation and release of dust and friable particulate debris. All physical removal activities and procedural methods shall be performed by the mitigation contractor under the review and supervision of the Project CIH through on and off-site contact via appropriate communication

media. Physical sampling of removed materials may also be performed at this time of material removal at the option and direction of the Project CIH.

9. **Mitigative Activity:** BioMax recommends that all interior maintenance items and/or furnishings located within the noted maintenance areas (excluding visibly impacted materials) shall be cleaned and isolated from the active working area prior to the initiation of destructive removal and mitigative activities. As a precautionary measure following mitigative activity, all hard mounted and/or otherwise remaining hard surface furnishings (plumbing fixtures, cabinets, etc.) shall receive a thorough cleaning, mildicide wet-wiping, and HEPA vacuuming as part of these recommended procedures prior to subsequent clearance testing and reuse.

10. **Sink and Wall Material Removal:** Where specified in the attached Table Summary, BioMax specifically recommends that all visually damaged wall and floor surfaces located adjacent to wall mounted sink areas, be removed for inspection of the interior and adjacent wall cavities/underlayment. As verified through inspection, any affected sheetrock, flooring, and building materials shall be digitally documented by the mitigation contractor and removed, wherever feasible, to the extent of visible staining, at a minimum. Adjacent flooring materials exhibiting signs of staining present within the impacted areas may also be removed under containment controls (at the direction of the Project CIH) for appropriate inspection of underlayment surfaces as deemed necessary. Removal of moisture impacted and mold damaged materials may also employ the use of appropriate item-specific containment methods and systems (such as sealed plastic glove-bag containment systems, or equivalent) applicable to the materials being removed at the discretion of the mitigation contractor. BioMax currently anticipates that all visually affected sheetrock, flooring, and wall mounted cabinets present within the impacted Janitor Room areas shall be removed for disposal, and physical inspection of wall cavities and underlayment surfaces, as necessary. Any underlayment materials exhibiting visible signs of moisture staining shall also be removed or decontaminated as necessary.

11. **Other Material Removal:** Based on best professional judgment, evidence indicating the reasonable presence of other potentially affected areas and building materials encountered during these deconstructive and investigative stages, (such as adjacent wall studs, floor underlayment, etc.) shall be thoroughly inspected during these deconstructive stages to identify any potential signs of additional microbial related materials and water damage indicators. In general, all microbial impacted materials shall be removed to the extent of visible staining and at least 2 feet beyond such identified perimeters, wherever feasible and practicable. The Project CIH shall review each area containing significant moisture impacted materials so as to render a professional opinion regarding the necessary extent of physical removal on a locational case-by-case basis based on the historical and current evidence provided.

12. **Treatment of Remaining Surfaces:** All remaining moisture/mold affected porous and non-porous building materials deemed infeasible for removal and/or disposal (due to structural integrity concerns) shall be inspected and receive a series of decontamination treatment

measures designed to minimize and control the presence of microbial related substances. Decontamination methods employed shall, at a minimum, include treatment of all identified surfaces with a series of thorough detergent (Simple Green) and/or chlorine based mildicide (minimum 10 parts water to 1 part chlorine soln.) applications followed by a series of thorough HEPA filtered vacuuming procedures using power sanding and/or brush agitation. The duration and frequency of mildicide and HEPA sanding/brushing applications employed may vary depending on local material contamination but shall be sufficient in removing and decontaminating all visible surface staining to levels deemed by BioMax to be consistent with representative background levels. Reasonable additional mitigative measures and controls may be required, as necessary, upon discovery of additional contaminated materials as well as BioMax's site inspection findings and observations performed during this scope of work. BioMax would be happy to provide ongoing consultation with the contractor pertaining to these measures and site/material specific decontamination measures upon request.

13. **Material Clean-Up:** Following all physical structural removal and treatment activities noted above, a detailed material clean up activity shall be performed within the containment barriers by the mitigation contractor utilizing methods, procedures, and equipment applicable to the material surface and debris in question. Such procedures and methods may include material specific HEPA vacuuming and wet-wiping methods as applicable in the removal of all gross visible debris and materials associated with the wall material removal and inspection activities. HEPA filtered air scrubbing shall be maintained operational for a minimum of 24 continuous hours prior to any further containment entry access, inspection, and/or clearance assessment activities.
14. **Post Mitigation "Clearance" Assessment:** Upon completion, BioMax's Project CIH shall perform a visual inspection to verify the continued integrity of the containment systems and to verify that that all prescribed inspection, repair, and clean-up efforts have been appropriately achieved. Once physically verified, the Project CIH shall collect a series of microbial "clearance" air samples to verify that all containment areas have been appropriately decontaminated to acceptable background airborne levels and that the affected areas within and surrounding each of the containment areas are verified as "cleared" for forthcoming final painting and any further reconstruction activities. Specific clearance criteria parameters utilized during this phase of assessment have been previously developed by the Project CIH and approved by DGS and BOE as referenced in BioMax's procedures entitled Post Mitigation Clearance Assessment Protocols, dated February 15th, 2008. As part of this post mitigation "clearance" verification process, the provision of appropriate access for parallel inspection and review of sampling data and current site conditions shall be offered to BOE and their consultants. It is currently anticipated that a reasonable time period shall be afforded to BOE and their industrial hygiene consultants for their appropriate inspection, review of analytical findings, and performance of any supplemental sampling activities (at BOE's option) prior to initiation of reconstruction activities. Additional "punch-list" action items may be provided to the contractor following the performance of this site clearance inspection prior to receipt of analytical results, as deemed necessary.

15. **Post Clearance Access:** It is critical that all BOE staff, DGS personnel, inspectors, and contractors shall only be provided further access into containment areas following the receipt of analytical findings wherein acceptable conditions have been reviewed and verified by the Project CIH. Emergency access into any containment area prior to such verification shall only be permitted under the direct supervision and attendance of JLS and/or BioMax representatives.

16. **Additional Activities:** Reasonable additional assessment and mitigative measures may also be required upon the identification of new or previously undiscovered materials and/or information related to moisture/microbial impacts, as necessary. Any reoccurrence of moisture intrusion indicators and/or microbial contamination following reconstruction should certainly be reviewed and addressed through further professional consultation, as necessary. BioMax would be happy to provide additional microbial consultative services pertaining to the further assessment and mitigation of such structures upon request.

Once again, it has been a pleasure working with DGS on these important matters. If you have any additional questions, comments, or require further assistance, please do not hesitate to contact me directly at (510) 724-3100.

Sincerely,

Michael A. Polkabl, CIH, REA
Vice President, Principal



LIMITATIONS

Please note that the professional opinions presented in this review are intended for the sole use of DGS and their designated beneficiaries. No other party should rely on the information contained herein without the prior written consent of BioMax Environmental and DGS. The professional opinions provided herein are based on BioMax's review and understanding of current site information and observed site conditions present within the areas inspected at the time these services were performed. Professional recommendations provided as part of this limited scope of work are intended for client consideration only and are not intended as a professional or regulatory mandate. Implementation of any of the above measures or recommendations does not, in any way, warrant the day-to-day health and/or safety of building occupants, residents, site workers, nor regulatory or building code compliance status during normal and changing environmental conditions. As microbial contamination, by nature, may change over time due to additional moisture intrusion, favorable growth conditions, and changing environments, the findings of this report are subject to change in the event that such conditions and/or environments arise. Also, the professional opinions expressed here are subject to revision in the event that new or previously undiscovered information is obtained or uncovered.

The information contained in this and any other applicable report communication is intended for consideration purposes only. It is not intended, nor should it be construed as providing legal advice or warranting any level of safety or regulatory compliance. The sole purpose of such information is to assist with the identification, evaluation and control of potential contamination or unnecessary physical, chemical, and/or biological hazards. Any action taken based on this information, including but not limited to opinions, suggestions and recommendations, whether implied or expressed, is the sole responsibility of the individual taking the action. Risk management and safety is criteria dependent and situation specific requiring extensive knowledge and value assessments to be properly determined by competent professionals.

These services were performed by BioMax in accordance with generally accepted professional industrial hygiene principals, practices, and standards of care. Under the existing Industrial Hygiene Definition and Registration Act, all reports, opinions or official documents prepared by a Certified Industrial Hygienist (CIH) constitutes an expression of professional opinion regarding those facts or findings which are subject of a certification and does not constitute a warranty or guarantee, either expressed or implied.

Table 1: Summary Table of Janitor Room Inspection Findings:

Janitor Room Location	Physical Staining	Material Damage	Visible Mold-like growth indicators	Moisture Content	Comments	Recommendations	Mitigation Priority Level * (1-3)
24 th Floor Janitor Room	Yellowing staining on flooring and adjacent to sink	Minimal cracking of vinyl flooring in sink area	Sampling indicated no mold growth within yellow staining	ND	Staining Present Minimal cracking in flooring present.	Recommend janitorial cleaning of floor staining and replacement and/or sealing of gaps and cracks present within flooring materials. Perform regular inspection and maintenance following recommended activities above.	NA
23 rd Floor Janitor Room	Staining on ceiling above sink.	ND	Sampling indicated no mold growth within stain.	ND	No tile backing around wet sink area. Ceiling staining present above sink.	Recommend janitorial cleaning of staining on ceiling. Installation of tile and/or appropriate sink backing material in accordance with applicable codes. Perform regular inspection and maintenance following recommended activities above.	NA
22 nd Floor Janitor Room	Rust-like staining present on sink foot support at floor level.	ND	No sampling was deemed necessary or performed	ND	Faucet observed leaking into sink. No tile backing around wet sink area. Poor surface prep of painted sheetrock. Floor vinyl installed as cut under sink foot support.	Recommend janitorial cleaning of rust staining on sink foot support. Installation of tile and/or appropriate sink backing material in accordance with applicable codes. Recommend replacement of vinyl flooring under sink foot to create better moisture barrier. Perform regular inspection and maintenance following recommended activities above.	NA
21 st Floor Janitor Room	Yellowing staining on flooring and adjacent to sink. Rust-like staining present on sink foot support at floor level.	Minimal cracking of vinyl flooring in sink area	Sampling indicated no mold growth within yellow staining.	ND	Caulk missing at lower tile to right of sink.	Recommend janitorial cleaning of floor staining and replacement and/or sealing of gaps and cracks present within flooring materials. Perform regular inspection and maintenance following recommended activities above.	NA
20 th Floor Janitor Room	Rust-like staining present on sink foot support at floor level.	Minimal cracking of vinyl flooring in sink area	No sampling was deemed necessary or performed	ND	Staining on floor at and under sink.	Recommend janitorial cleaning of staining on floor. Perform regular inspection and maintenance following recommended activities above.	NA
19 th Floor Janitor Room	Rust-like staining present on sink foot support at floor	Minimal cracking of vinyl flooring in	No sampling was deemed necessary or performed	ND	Water heater "boiler" present within room. Faucet observed	Recommend janitorial cleaning of floor staining and replacement and/or sealing of gaps and cracks	NA

Janitor Room Location	Physical Staining	Material Damage	Visible Mold-like growth indicators	Moisture Content	Comments	Recommendations	Mitigation Priority Level (1-3)
	level. General staining present on vinyl flooring	sink area			leaking into sink.	present within flooring materials. Fix faucet leak. Perform regular inspection and maintenance following recommended activities above.	
18 th Floor Janitor Room	Staining on sheetrock paper at west wall penetration within maintenance ceiling space. Minor staining on vinyl flooring. Rust-like staining present on sink foot support at floor level.	Sheetrock within space above ceiling.	Confirmed Torula within sheetrock sample	ND	LCD report indicated VMG suspected in above ceiling area.	Recommend mitigation of ceiling materials under containment control barriers. Also recommend removal and mitigation of vinyl flooring under containment barrier controls. Perform regular inspection and maintenance following recommended activities above.	Level 2
17 th Floor Janitor Room	Staining within light fixture. Staining on sheetrock surface above ceiling in maintenance space.	Paint delamination on western wall at ceiling interface	Sample confirmed mold growth within sheetrock sample	ND	Visible staining present within ceiling mounted light fixture.	Recommend mitigation of ceiling materials under containment control barriers. Also recommend removal and mitigation of vinyl flooring under containment barrier controls. Perform regular inspection and maintenance following recommended activities above.	Level 2 / 3
16 th Floor Janitor Room	General staining present on vinyl flooring. Staining on sheetrock surface above ceiling in maintenance space.	Minor cracking on flooring.	Sample confirmed Stachybotrys mold growth within sheetrock sample	ND	LCD report indicated VMG suspected in above ceiling area.	Recommend mitigation of ceiling materials under containment control barriers. Also recommend removal and mitigation of vinyl flooring under containment barrier controls. Perform regular inspection and maintenance following recommended activities above.	Level 1
15 th Floor Janitor Room	General staining present on vinyl flooring.	Within ceiling space materials.	Sample confirmed Stachybotrys and Pen/Asp mold growth within sheetrock sample	ND	LCD report indicated VMG suspected in above ceiling area. Lots of debris in ceiling space area.	Recommend mitigation of ceiling materials under containment control barriers. Also recommend removal and mitigation of vinyl flooring under containment	Level 1

Janitor "Hopper" Room Location	Physical Staining	Material Damage	Visible Mold-like growth/indicators	Moisture Content	Comments	Recommendations	Mitigation Priority Level (1-3)
						barrier controls. Perform regular inspection and maintenance following recommended activities above.	
14 th Floor Janitor Room	Rust-like staining present on sink foot support at floor level. General staining present on vinyl flooring	Minimal cracking of vinyl flooring in sink area	No sampling was deemed necessary or performed	ND	Faucet observed leaking into sink.	Recommend janitorial cleaning of floor staining and replacement and/or sealing of gaps and cracks present within flooring materials. Fix faucet leak. Perform regular inspection and maintenance following recommended activities above.	NA
Mezzanine Floor 12 Janitor Room	Staining present on particle board shelving materials	Material damage to shelving	Sampling confirmed Clad, Pen/Asp and Ulocladium present on shelving	ND	No sink present in room	Recommend removal of shelving under containment barrier system controls. Also recommend removal and mitigation of vinyl flooring under containment barrier controls. Perform regular inspection and maintenance following recommended activities above.	Level 3
11 th Floor Janitor Room	General staining present on vinyl flooring. Staining on sheetrock surface above ceiling in maintenance space.	Minor cracking on flooring. Bubbling of tape joint on ceiling above sink.	Sampling confirmed Pen/Asp present on stained ceiling material	ND	Bubbled tape joint on ceiling above sink.	Recommend mitigation of ceiling materials under containment control barriers. Also recommend removal and mitigation of vinyl flooring under containment barrier controls. Perform regular inspection and maintenance following recommended activities above.	Level 2/3
10 th Floor Janitor Room	General staining present on vinyl flooring. Staining on sink foot support.	Significant cracking on vinyl flooring.	Clad and Chaetomium present on vinyl floor at cracked area.	ND	Significant cracking and staining on vinyl flooring with evidence of historical moisture releases.	Recommend removal and mitigation of vinyl flooring under containment barrier controls.	Level 3
9 th Floor Janitor Room	General staining present on vinyl flooring. Staining on	Significant cracking on vinyl flooring.	No sampling performed	ND	Significant cracking and staining on vinyl flooring with evidence of historical moisture	Recommend removal and mitigation of vinyl flooring under containment barrier controls.	Level 3

Janitor "Hopper" Room Location	Physical Staining	Material Damage	Visible Mold-like growth /indicators	Moisture Content	Comments	Recommendations	Mitigation Priority Level * (1-3)
	sink foot support.				releases.		
8 th Floor Janitor Room	General staining present on vinyl flooring. Staining present on exposed sheetrock surfaces in ceiling maintenance area	Damage present within ceiling space materials. Cracking of vinyl flooring	Sample confirmed Stachybotrys and Ulocladium mold growth within sheetrock sample above ceiling in maintenance area.	ND	LCD report indicated VMG suspected in above ceiling area. Active water leak at faucet.	Recommend mitigation of ceiling materials under containment control barriers. Perform regular inspection and maintenance following recommended activities above. Correct faucet leak. Also recommend removal and mitigation of vinyl flooring under containment barrier controls.	Level 1
7 th Floor Janitor Room	General staining present on vinyl flooring. Staining present on exposed sheetrock surfaces in ceiling maintenance area	Damage present within ceiling space materials. Cracking of vinyl flooring	Sample of water stain in ceiling accessed area confirmed Pen/Asp in material	ND	Area above ceiling NOT indicated in LCD report. However, BioMax investigated area above ceiling due to work space evidence.	Recommend mitigation of ceiling materials under containment control barriers. Also recommend removal and mitigation of vinyl flooring under containment barrier controls: Perform regular inspection and maintenance following recommended activities above.	Level 2
6 th Floor Janitor Room	Rust-like staining present on sink foot support at floor level. General staining (significant) present on vinyl flooring	Minimal cracking of vinyl flooring in sink area	Sampling of sheetrock paper at seam indicated presence of "unremarkable" mold types	ND	Water heater "boiler" present within room.	Recommend janitorial cleaning of floor staining and replacement and/or sealing of gaps and cracks present within flooring materials. Perform regular inspection and maintenance following recommended activities above.	NA
5 th Floor Janitor Room	General staining present on vinyl flooring. Significant staining present on exposed sheetrock tape joint surfaces in ceiling as viewed from working space	Damage present within ceiling space materials. Cracking of vinyl flooring	Sample of water stain material from sheetrock paper in ceiling maintenance areas indicated presence of Stachybotrys.	ND	Area above ceiling NOT indicated in LCD report. However, BioMax investigated area above ceiling due to significant work space evidence.	Recommend mitigation of damaged ceiling materials under containment control barriers. Also recommend removal and mitigation of vinyl flooring under containment barrier controls. Perform regular inspection and maintenance following recommended activities above.	Level 1 / 2
4 th Floor Janitor	Rust-like staining present	Minimal cracking of	No sampling was warranted	ND	Minimal staining on vinyl flooring.	Recommend janitorial cleaning of floor staining	NA

Janitor "Hopper" Room Location	Physical Staining	Material Damage	Visible Mold-like growth /indicators	Moisture Content	Comments	Recommendations	Mitigation Priority Level * (1-3)
Room	on sink foot support at floor level. General staining (significant) present on vinyl flooring	vinyl flooring in sink area	or performed		Storage boxes present.	and replacement and/or sealing of gaps and cracks present within flooring materials. Perform regular inspection and maintenance following recommended activities above.	
3 rd Floor Janitor Room	General staining present on vinyl flooring. Significant staining on sheetrock surfaces in ceiling maintenance area. Rust-like staining present on sink foot support	Damage present within ceiling space materials. Minor cracking of vinyl flooring	Sample of water stain material from sheetrock paper in ceiling maintenance areas indicated presence of Stachybotrys.	ND	Area above ceiling with VMG indicated in LCD report.	Recommend mitigation of damaged ceiling materials under containment control barriers. Also recommend removal and mitigation of vinyl flooring under containment barrier controls. Perform regular inspection and maintenance following recommended activities above.	Level 1 / 2
2 nd Floor Janitor Room	Rust-like staining present on sink foot support at floor level. General staining (significant) present on vinyl flooring	Minimal cracking of vinyl flooring in sink area	Sampling of vinyl floor to side of metal cabinet indicated "unremarkable" mold-like findings	ND	Staining on vinyl flooring and to side of shelving structures.	Recommend janitorial cleaning of floor staining and replacement and/or sealing of gaps and cracks present within flooring materials. Perform regular inspection and maintenance following recommended activities above.	NA
1 st Floor Janitor Room	Significant staining on flooring materials	Significant cracking of vinyl flooring materials	Confirmed mold growth present above ceiling on sheetrock materials	ND	Previous BioMax assessment performed with area specific procedure developed	Recommend mitigation of damaged ceiling materials under containment control barriers. Also recommend removal and mitigation of vinyl flooring under containment barrier controls. Perform regular inspection and maintenance following recommended activities above.	Level 1
1 st Floor Fire Control Room (FCR) area	Significant staining on flooring materials	Significant cracking of vinyl flooring materials VCT "buckled" and delam.	Stachybotrys confirmed on West side wall sheetrock located beneath baseboard	ND	Evidence of historical moisture impacts present.	Recommend mitigation of damaged wall and flooring materials under containment control barriers. Also recommend removal and mitigation of VCT flooring under containment barrier controls.	Level 1

Janitor "Hopper" Room Location	Physical Staining	Material Damage	Visible Mold-like growth /indicators	Moisture Content	Comments	Recommendations	Mitigation Priority Level (1-3)
						Perform regular inspection and maintenance following recommended activities above.	

ND - Not Detected at time of assessment

NA - Not Applicable under conditions noted

Mitigation Priority Level: (Intended for use for relative comparative purposes only)

1 - Highest Priority for mitigative activity due to current exposure potential/concerns resultant from elevated moisture content and/or confirmed significant mold-like growth

2 - Medium Priority for mitigative activity due to presence of minor moisture content and/or mold-like growth with lower potential exposure risk (than Level 1) under currently assessed conditions.

3 - Lowest priority for mitigative activity due to minimal observed detected mold-like staining/indicators. However, such conditions are currently believed to warrant mitigative activity following higher priority break room areas (such as Levels 1 and 2).

NA - Indicates that mitigation is not recommended at this time

Following all corrective and mitigative measures noted above, it is recommended that All areas be placed on a routine and periodic inspection program to identify and mitigate any moisture damages as well as new sources of moisture/staining/mold growth, etc.

2009 MAY - 8 A 10:48

RECEIVED
PROJECT MANAGEMENT
DPR/DCI



EMLab P&K

RECEIVED
PROJECT MANAGEMENT
BRANCH

2009 MAY -8 A 10:48

Report for:

Mr. Michael Polkabila
Biomax Environmental
775 San Pablo Ave.
Pinole, CA 94564

Regarding: Project: BOE Bid Assessment Floor-Wide Janitor's Room
EML ID: 534547

Approved by:

Lab Manager
Dr. Kamashwaran Ramanathan

Dates of Analysis:
Quantitative spore count direct exam: 04-24-2009

Project SOPs: Quantitative spore count direct exam (1100006)

This coversheet is included with your report in order to comply with AIHA and ISO accreditation requirements.

For clarity, we report the number of significant digits as calculated; but, due to the nature of this type of biological data, the number of significant digits that is used for interpretation should generally be one or two. All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank corrections of results is not a standard practice. The results relate only to the items tested.

EMLab P&K ("the Company") shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Document Number: 200091 - Revision Number: 5

Client: Biomax Environmental

C/O: Mr. Michael Polkabla

Re: BOE Bld Assessment Floor-Wide Janitor's Room

Date of Submittal: 04-20-2009

Date of Receipt: 04-22-2009

Date of Report: 04-24-2009

QUANTITATIVE SPORE COUNT REPORT

Location:	B01: 18th floor sheetrock paper West wall, MS		B02: 11th floor side wall "mud" at pipe West		B03: 10th floor vinyl floor piece at crack		B04: 6th floor sheetrock paper at seam in MS		B05: 5th floor sheetrock paper MS above ceiling	
Comments (see below)	None		None		None		None		None	
Sample type	Bulk sample		Bulk sample		Bulk sample		Bulk sample		Bulk sample	
Lab ID-Version†:	2369797-1		2369798-1		2369799-1		2369800-1		2369801-1	
	raw ct.	spores/unit	raw ct.	spores/unit	raw ct.	spores/unit	raw ct.	spores/unit	raw ct.	spores/unit
Alternaria										
Arthrinium										
Ascospores*							1	0.053		
Aureobasidium										
Basidiospores*										
Bipolaris/Drechslera group										
Botrytis										
Chaetomium					2	0.11				
Cladosporium										
Curvularia										
Epicoccum										
Fusarium										
Myrothecium										
Nigrospora										
Other brown							1	0.053		
Other colorless										
Penicillium/Aspergillus types†										
Pithomyces										
Rusts*										
Smuts*, Periconia, Myxomycetes*										
Stachybotrys									4	0.21
Stemphylium										
Torula	944	790								
Ulocladium										
Zygomycetes										
Background debris (1-4+)††	N/A		N/A		N/A		N/A		N/A	
Sample size	100		100		100		100		100	
Unit	1 mm2		1 mm2		1 mm2		1 mm2		1 mm2	
§ TOTAL SPORES/UNIT		790		< 0.01		0.11		0.11		0.21

Comments:

* Most of these spore types are not seen with culturable methods (Andersen sampling), although some may appear as nonsporulating colonies. Most of the basidiospores are 'mushroom' spores while the rusts and smuts are plant pathogens.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

†† Background debris is an indication of the amount of non-biological particulate matter present on the slide (dust in the air) and is graded from 1+ to 4+ with 4+ indicating the largest amounts. This background material is also an indication of visibility for the analyst and resultant difficulty reading the slide. For example, high background debris may obscure the small spores such as the *Penicillium/Aspergillus* group. Counts from areas with 4+ background debris should be regarded as minimal counts and may actually be higher than reported.

‡ A "Version" greater than 1 indicates amended data.

§ Total Spores/unit has been rounded to two significant figures to reflect analytical precision.

Client: Biomax Environmental
 C/O: Mr. Michael Polkabla
 Re: BOE Bld Assessment Floor-Wide Janitor's Room

Date of Submittal: 04-20-2009
 Date of Receipt: 04-22-2009
 Date of Report: 04-24-2009

QUANTITATIVE SPORE COUNT REPORT

Location:	B06: 1st floor fire control room sheetrock paper beneath baseboard West wall		S01: 24th floor yellow floor stain		S02: 24th floor no stain/floor		S03: 23rd floor corner ceiling area WS	
Comments (see below)	None		None		None		None	
Sample type	Bulk sample		Tape sample		Tape sample		Tape sample	
Lab ID-Version†:	2369802-1		2369803-1		2369804-1		2369805-1	
	raw ct.	spores/unit	raw ct.	spores/unit	raw ct.	spores/unit	raw ct.	spores/unit
Alternaria								
Arthrinium								
Ascospores*								
Aureobasidium								
Basidiospores*								
Bipolaris/Drechslera group								
Botrytis								
Chaetomium								
Cladosporium								
Curvularia								
Epicoccum								
Fusarium								
Myrothecium								
Nigrospora								
Other brown								
Other colorless								
Penicillium/Aspergillus types†								
Pithomyces								
Rusts*								
Smuts*, Periconia, Myxomycetes*								
Stachybotrys	470	390						
Stemphylium								
Torula								
Ulocladium								
Zygomycetes								
Background debris (1-4+)††	N/A		2+		2+		1+	
Sample size	100		100		100		100	
Unit	1 mm2		1 mm2		1 mm2		1 mm2	
§ TOTAL SPORES/UNIT		390		< 0.01		< 0.01		< 0.01

Comments:

* Most of these spore types are not seen with culturable methods (Andersen sampling), although some may appear as nonsporulating colonies. Most of the basidiospores are 'mushroom' spores while the rusts and smuts are plant pathogens.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

†† Background debris is an indication of the amount of non-biological particulate matter present on the slide (dust in the air) and is graded from 1+ to 4+ with 4+ indicating the largest amounts. This background material is also an indication of visibility for the analyst and resultant difficulty reading the slide. For example, high background debris may obscure the small spores such as the *Penicillium/Aspergillus* group. Counts from areas with 4+ background debris should be regarded as minimal counts and may actually be higher than reported.

‡ A "Version" greater than 1 indicates amended data.

§ Total Spores/unit has been rounded to two significant figures to reflect analytical precision.

Client: Biomax Environmental
 C/O: Mr. Michael Polkabila
 Re: BOE Bld Assessment Floor-Wide Janitor's Room

Date of Submittal: 04-20-2009
 Date of Receipt: 04-22-2009
 Date of Report: 04-24-2009

QUANTITATIVE SPORE COUNT REPORT

Location:	S04: 21st floor yellow floor staining		S05: 17th floor sheetrock with stain ceiling MS		S06: 16th floor stained sheetrock above ceiling MS		S07: 12th floor stained particle board shelving WS	
Comments (see below)	None		None		None		None	
Sample type	Tape sample		Tape sample		Tape sample		Tape sample	
Lab ID-Version†:	2369806-1		2369807-1		2369808-1		2369809-1	
	raw ct.	spores/unit	raw ct.	spores/unit	raw ct.	spores/unit	raw ct.	spores/unit
Alternaria								
Arthrinium								
Ascospores*								
Aureobasidium								
Basidiospores*								
Bipolaris/Drechslera group								
Botrytis								
Chaetomium								
Cladosporium			3	0.16			79	66
Curvularia								
Epicoccum								
Fusarium								
Myrothecium								
Nigrospora								
Other brown			2	0.11				
Other colorless								
Penicillium/Aspergillus types†							158	130
Pithomyces								
Rusts*								
Smuts*, Periconia, Myxomycetes*			1	0.053				
Stachybotrys					1,640	1,400		
Stemphylium								
Torula			1	0.053				
Ulocladium							4	3.3
Zygomycetes								
Background debris (1-4+)‡‡	2+		3+		3+		3+	
Sample size	100		100		100		100	
Unit	1 mm ²		1 mm ²		1 mm ²		1 mm ²	
§ TOTAL SPORES/UNIT		< 0.01		0.37		1,400		200

Comments:

* Most of these spore types are not seen with culturable methods (Andersen sampling), although some may appear as nonsporulating colonies. Most of the basidiospores are 'mushroom' spores while the rusts and smuts are plant pathogens.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

‡‡ Background debris is an indication of the amount of non-biological particulate matter present on the slide (dust in the air) and is graded from 1+ to 4+ with 4+ indicating the largest amounts. This background material is also an indication of visibility for the analyst and resultant difficulty reading the slide. For example, high background debris may obscure the small spores such as the *Penicillium/Aspergillus* group. Counts from areas with 4+ background debris should be regarded as minimal counts and may actually be higher than reported.

‡ A "Version" greater than 1 indicates amended data.

§ Total Spores/unit has been rounded to two significant figures to reflect analytical precision.

Client: Biomax Environmental
C/O: Mr. Michael Polkabla
Re: BOE Bld Assessment Floor-Wide Janitor's Room

Date of Submittal: 04-20-2009
Date of Receipt: 04-22-2009
Date of Report: 04-24-2009

QUANTITATIVE SPORE COUNT REPORT

Location:	S08: 15th floor stained sheetrock above ceiling MS		S09: 11th floor ceiling area staining in MS		S10: 10th floor vinyl flooring with stain at shelf		S11: 8th floor sheetrock stain in MS above C	
Comments (see below)	None		None		None		None	
Sample type	Tape sample		Tape sample		Tape sample		Tape sample	
Lab ID-Version†:	2369810-1		2369811-1		2369812-1		2369813-1	
	raw ct.	spores/unit	raw ct.	spores/unit	raw ct.	spores/unit	raw ct.	spores/unit
Alternaria								
Arthrinium								
Ascospores*			2	1.7				
Aureobasidium								
Basidiospores*			1	0.83				
Bipolaris/Drechslera group								
Botrytis								
Chaetomium								
Cladosporium			12	10	2	0.11	2	1.7
Curvularia								
Epicoccum								
Fusarium								
Myrothecium								
Nigrospora								
Other brown								
Other colorless								
Penicillium/Aspergillus types†	1,140	950	35	29			2	1.7
Pithomyces								
Rusts*								
Smuts*, Periconia, Myxomycetes*								
Stachybotrys	2,252	1,900					430	360
Stemphylium								
Torula								
Ulocladium							260	220
Zygomycetes								
Background debris (1-4+)††	3+		3+		2+		3+	
Sample size	100		100		100		100	
Unit	1 mm2		1 mm2		1 mm2		1 mm2	
§ TOTAL SPORES/UNIT		2,800		42		0.11		580

Comments:

* Most of these spore types are not seen with culturable methods (Andersen sampling), although some may appear as nonsporulating colonies. Most of the basidiospores are 'mushroom' spores while the rusts and smuts are plant pathogens.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

†† Background debris is an indication of the amount of non-biological particulate matter present on the slide (dust in the air) and is graded from 1+ to 4+ with 4+ indicating the largest amounts. This background material is also an indication of visibility for the analyst and resultant difficulty reading the slide. For example, high background debris may obscure the small spores such as the *Penicillium/Aspergillus* group. Counts from areas with 4+ background debris should be regarded as minimal counts and may actually be higher than reported.

‡ A "Version" greater than 1 indicates amended data.

§ Total Spores/unit has been rounded to two significant figures to reflect analytical precision.

Client: Biomax Environmental
 C/O: Mr. Michael Polkabla
 Re: BOE Bld Assessment Floor-Wide Janitor's Room

Date of Submittal: 04-20-2009
 Date of Receipt: 04-22-2009
 Date of Report: 04-24-2009

QUANTITATIVE SPORE COUNT REPORT

Location:	S12: 7th floor minimal H2O stain on ceiling MS		S13: 3rd floor above ceiling sheetrock paper stain		S14: 2nd floor vinyl floor stain WS		S15: 1st floor FCB	
Comments (see below)	None		None		None		None	
Sample type	Tape sample		Tape sample		Tape sample		Tape sample	
Lab ID-Version†:	2369814-1		2369815-1		2369816-1		2369817-1	
	raw ct.	spores/unit	raw ct.	spores/unit	raw ct.	spores/unit	raw ct.	spores/unit
Alternaria								
Arthrinium								
Ascospores*								
Aureobasidium								
Basidiospores*	2	0.11			1	0.053		
Bipolaris/Drechslera group								
Botrytis								
Chaetomium								
Cladosporium	2	0.11						
Curvularia								
Epicoccum								
Fusarium								
Myrothecium								
Nigrospora								
Other brown					1	0.053		
Other colorless								
Penicillium/Aspergillus types†	63	3.3	2	1.7				
Pithomyces								
Rusts*								
Smuts*, Periconia, Myxomycetes*								
Stachybotrys			1,980	1,700				
Stemphylium								
Torula								
Ulocladium								
Zygomycetes								
Background debris (1-4+)††	3+		3+		4+		< 1+	
Sample size	100		100		100		100	
Unit	1 mm ²		1 mm ²		1 mm ²		1 mm ²	
§ TOTAL SPORES/UNIT		3.5		1,700		0.11		< 0.01

Comments:

* Most of these spore types are not seen with culturable methods (Andersen sampling), although some may appear as nonsporulating colonies. Most of the basidiospores are 'mushroom' spores while the rusts and smuts are plant pathogens.

† The spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

†† Background debris is an indication of the amount of non-biological particulate matter present on the slide (dust in the air) and is graded from 1+ to 4+ with 4+ indicating the largest amounts. This background material is also an indication of visibility for the analyst and resultant difficulty reading the slide. For example, high background debris may obscure the small spores such as the *Penicillium/Aspergillus* group. Counts from areas with 4+ background debris should be regarded as minimal counts and may actually be higher than reported.

‡ A "Version" greater than 1 indicates amended data.

§ Total Spores/unit has been rounded to two significant figures to reflect analytical precision.

BULK / SURFACE SAMPLING RECORD

BIOMAX ENVIRONMENTAL, LLC



000534547

775 San Pablo Avenue, Pinole, CA 94564

Phone: (510) 724-3100 Fax (510) 724-31435 biomaxenv@aol.com

Project Name and Location: BOE Bld Floor-wide Janitor's Room Assessment

Analytical Laboratory: EMlabs Date of Sampling: 4/13, 14, 20/09 Required Turn Around: Std.

Analysis Requested: Fungal ID Microscopy w/ Quantification (spores/mm²) Sampled By: MA Potholski

Sample ID	Sample Type B/S	Area/Volume Sampled	Location/Description
S01	Surf	1 x 1	24th Floor yellow floor stain
S02			24th Floor NO stain / floor
S03			23rd Floor corner ceiling area (w.s.)
S04			21st Floor yellow floor staining
S05			17th Floor sheetrock w/ stain ceiling (M.S.)
S06			16th Floor stained sheetrock above ceiling (M.S.)
S07			12th Floor stained particle board shelving (w.s.)
S08			15th Floor stained sheetrock above ceiling (M.S.)
S09			11th Floor ceiling area staining in (M.S.)
S10			10th Floor Vinyl flooring w/ stain @ shaft.
S11			8th Floor sheetrock stain in M.S. above C.
S12			7th Floor minimal H ₂ O stain on ceiling (M.S.)

Instructions and Comments: (M.S.) = Maintenance Space (w.s.) = Working Space

Please sign this form below acknowledging sample receipt and return executed form with laboratory reports. Fax, send and e-mail results to BioMax Environmental at (510) 724-3145 biomaxenv@aol.com

Relinquished by: <u>[Signature]</u>	Received By: <u>[Signature]</u>
Method of Transportation: <u>FedEx</u>	Time/Date Received: <u>4/22/09 9:20</u>
Time/Date Sent: <u>4:30 4/20/09</u>	

BULK / SURFACE SAMPLING RECORD

BIOMAX ENVIRONMENTAL, LLC



775 San Pablo Avenue, Pinole, CA 94564

Phone: (510) 724-3100 Fax (510) 724-31435 biomaxenv@aol.com

Project Name and Location: BOE Bid Floor Wide Janitor Room Assessment

Analytical Laboratory: _____ Date of Sampling: 4/13, 14, 20/2009 Required Turn Around: Std.

Analysis Requested: Fungal ID - microscope
w/ Quantification (spores/mm²) Sampled By: M.A. Folckels

Sample ID	Sample Type B/S	Area/Volume Sampled	Location/Description
S13	Surface	1x1	3rd Floor above ceiling sheetrock paper stain
S14	Surface	1x1	2nd Floor Vinyl floor stain (W.S.)
S15	Surface	1x1	1st Floor FCR
B01	Bulk		18th Floor Sheetrock paper west wall (M.S.)
B02	Bulk		11th Floor Side wall "mud" @ pipe west
B03	Bulk		10th Floor Vinyl floor piece @ crack
B04	Bulk		6th Floor sheetrock paper @ seam in M.S.
B05	Bulk		5th Floor sheetrock paper M.S. above ceiling
B06	Bulk		1st Floor Fire Control Room sheetrock paper beneath base board west wall

Instructions and Comments: _____

Please sign this form below acknowledging sample receipt and return executed form with laboratory reports. Fax, send and e-mail results to BioMax Environmental at (510) 724-3145 biomaxenv@aol.com

Relinquished by: <u>M.A. Folckels</u> Method of Transportation: <u>Fed Ex</u> Time/Date Sent: <u>4:30 4/20/09</u>	Received By: <u>M.A. Folckels</u> Time/Date Received: <u>4/22/09 9:20</u>
---	--

BOE Building Janitor Room Assessment Record

BIOMAX ENVIRONMENTAL, LLC

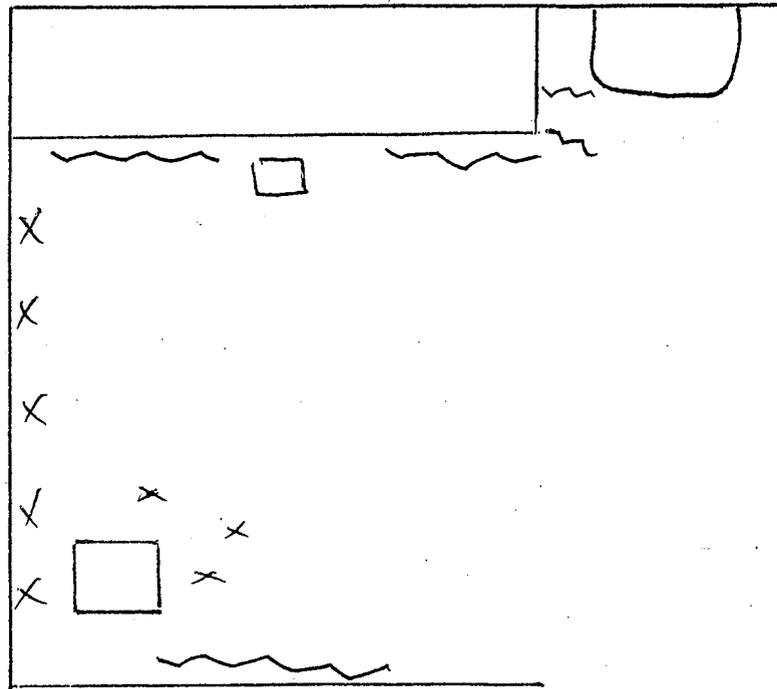
775 San Pablo Avenue, Pinole, CA 94564
 Phone: (510) 724-3100 Fax: (510) 724-3145

Project Name and Location: BOE Building, 450 N. Street, Sacramento, California

Janitor Room ID / Location: Floor 1

Date of Assessment: 4/20/09 Sampled By: MA Pollock

Significant staining on side wall
 ↗



Visible Staining/Damage:

Additional Comments: *Previously sampled area by BioMax*

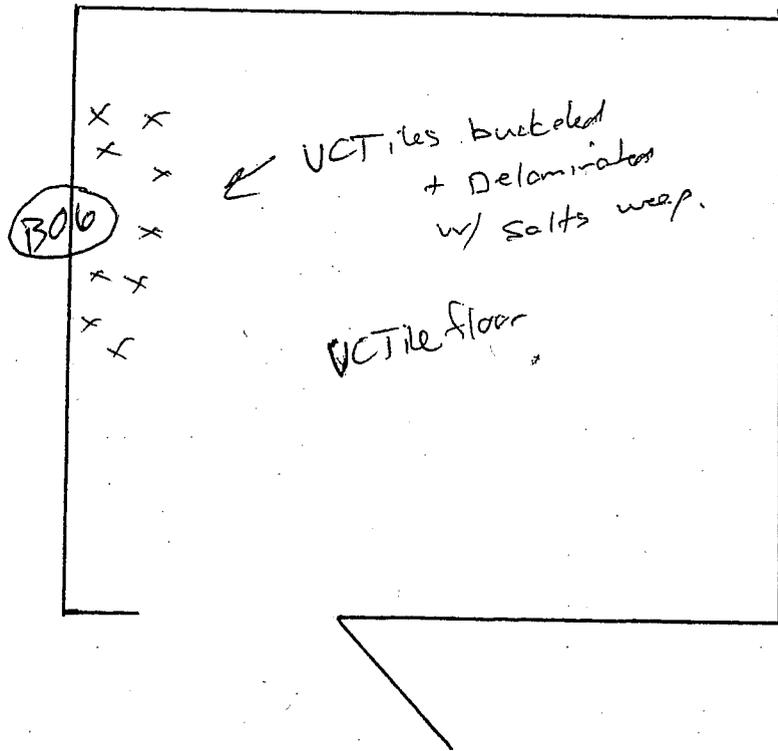
Sample ID Number	Sample Type (Bulk/Surf./Air)	Location/Description

RECEIVED
PROJECT MANAGEMENT
BRANCH

2009 MAY -8 A 10:49

4/20/09 MAR

First Floor Fire Control Room
Adjacent to Hopper Rm



BOG - Bulk Beneath Baseboard on wall
paper sheetrock

BOE Building Janitor Room Assessment Record

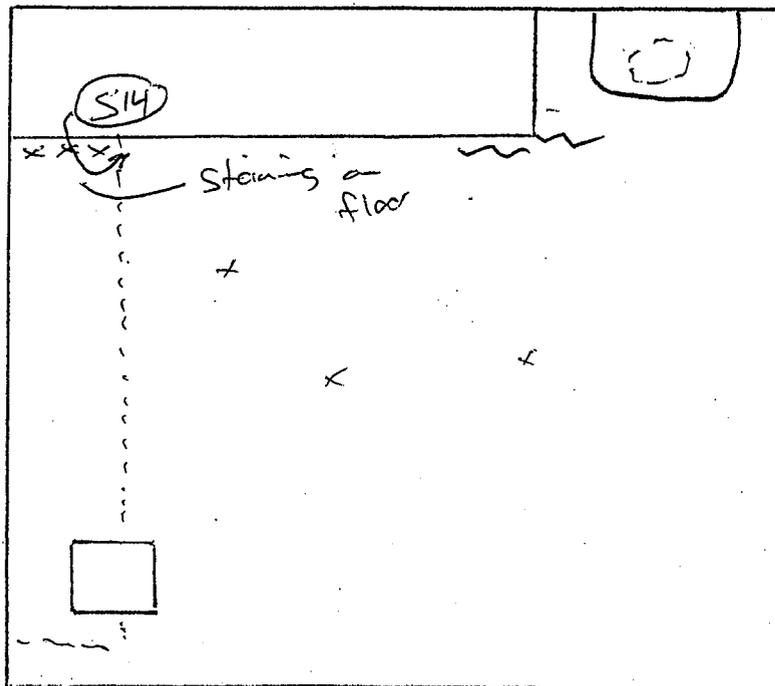
BIOMAX ENVIRONMENTAL, LLC

775 San Pablo Avenue, Pinole, CA 94564
 Phone: (510) 724-3100 Fax: (510) 724-3145

Project Name and Location: BOE Building, 450 N. Street, Sacramento, California

Janitor Room ID / Location: Floor 2

Date of Assessment: 4/20/09 Sampled By: MA P



Visible Staining/Damage: Minor staining a floor
sig a floor to side of metal cabinet

Additional Comments:

Sample ID Number	Sample Type (Bulk/Surf./Air)	Location/Description
S14	Surf	Staining on vinyl floor to side of metal cabinet

BOE Building Janitor Room Assessment Record

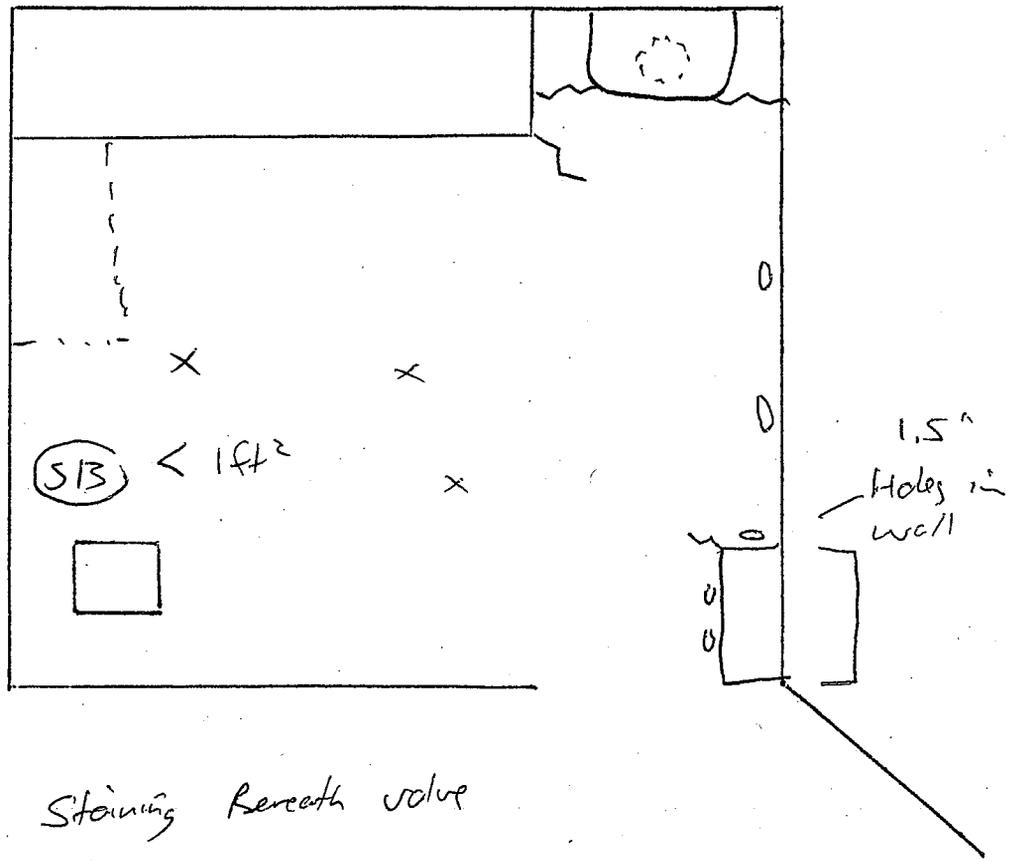
BIOMAX ENVIRONMENTAL, LLC

775 San Pablo Avenue, Pinole, CA 94564
 Phone: (510) 724-3100 Fax: (510) 724-3145

Project Name and Location: BOE Building, 450 N. Street, Sacramento, California

Janitor Room ID / Location: Floor 3

Date of Assessment: 4/20/09 Sampled By: MA Pollock



Visible Staining/Damage: Staining beneath valve

Additional Comments:

Sample ID Number	Sample Type (Bulk/Surf./Air)	Location/Description
S13	Surface	Staining in ceiling space under valve

BOE Building Janitor Room Assessment Record

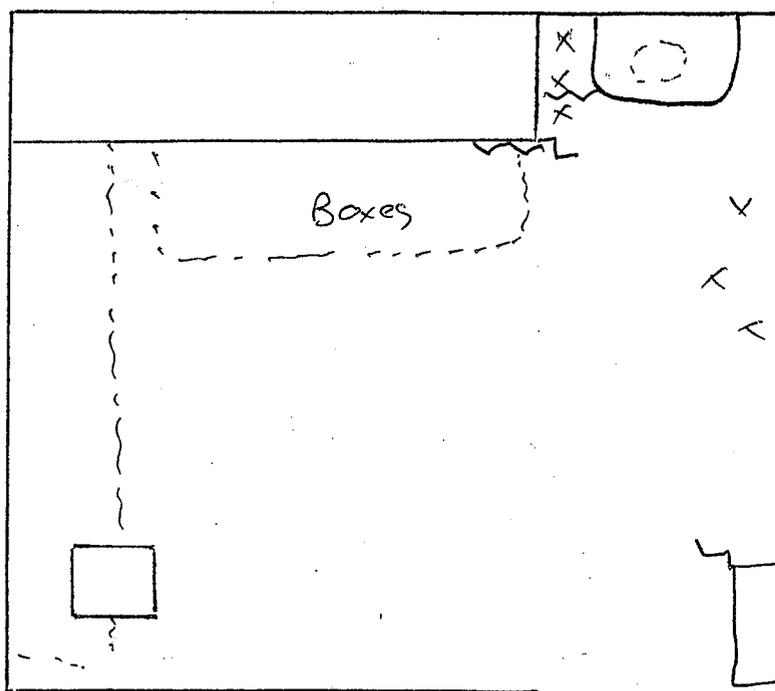
BIOMAX ENVIRONMENTAL, LLC

775 San Pablo Avenue, Pinole, CA 94564
 Phone: (510) 724-3100 Fax: (510) 724-3145

Project Name and Location: BOE Building, 450 N. Street, Sacramento, California

Janitor Room ID / Location: Floor 4

Date of Assessment: 4/20/09 Sampled By: MAP



Visible Staining/Damage: *Minimal staining on linoleum floor*

Additional Comments:

Sample ID Number	Sample Type (Bulk/Surf./Air)	Location/Description

BOE Building Janitor Room Assessment Record

BIOMAX ENVIRONMENTAL, LLC

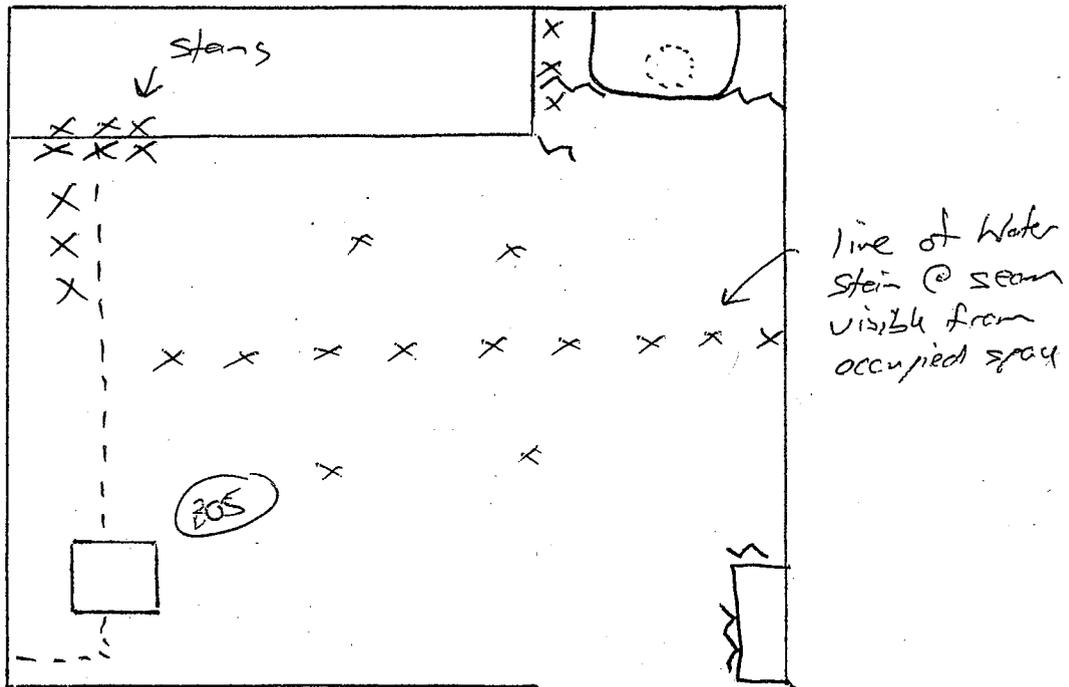
775 San Pablo Avenue, Pinole, CA 94564
 Phone: (510) 724-3100 Fax: (510) 724-3145

Project Name and Location: BOE Building, 450 N. Street, Sacramento, California

Janitor Room ID / Location: Floor 5

Date of Assessment: 4/20/09 Sampled By: MAH

* This area was not noted in LCD report of VMG6 but evident significant H2O staining (> 15 linear feet)



Visible Staining/Damage: Significant staining on ceiling sheetrock + side wall in occupied space area.

Additional Comments:

Sample ID Number	Sample Type (Bulk/Surf./Air)	Location/Description
B05	Bulk	Sheetrock paper stain in ceiling area
		- maintenance -

BOE Building Janitor Room Assessment Record

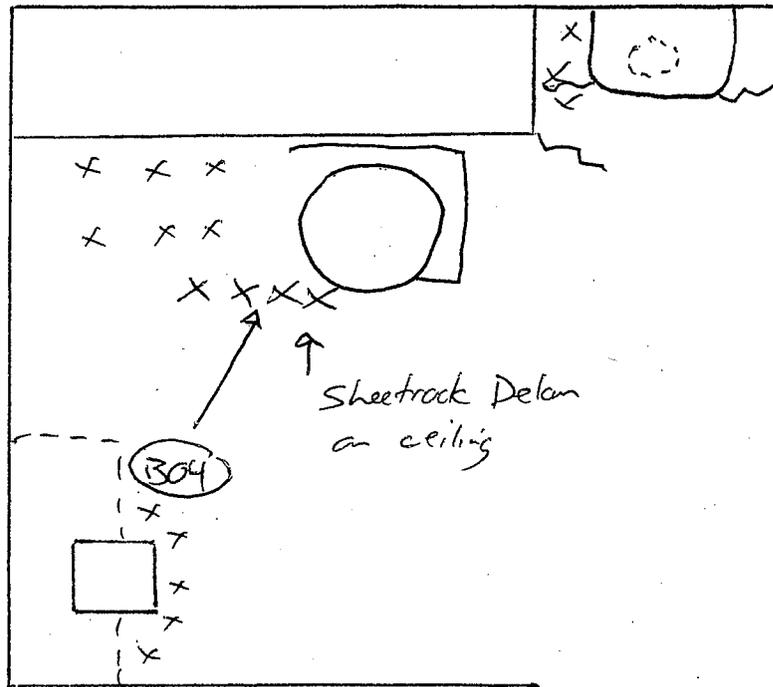
BIOMAX ENVIRONMENTAL, LLC

775 San Pablo Avenue, Pinole, CA 94564
 Phone: (510) 724-3100 Fax: (510) 724-3145

Project Name and Location: BOE Building, 450 N. Street, Sacramento, California

Janitor Room ID / Location: Floor 6

Date of Assessment: 4/20/09 Sampled By: MA Pollock



Visible Staining/Damage: Staining significant on floor

Additional Comments: H₂O tank present

Sample ID Number	Sample Type (Bulk/Surf./Air)	Location/Description
B04	Bulk	Bulk sheetrock paper surface @ seam in maintenance space M.S.

BOE Building Janitor Room Assessment Record

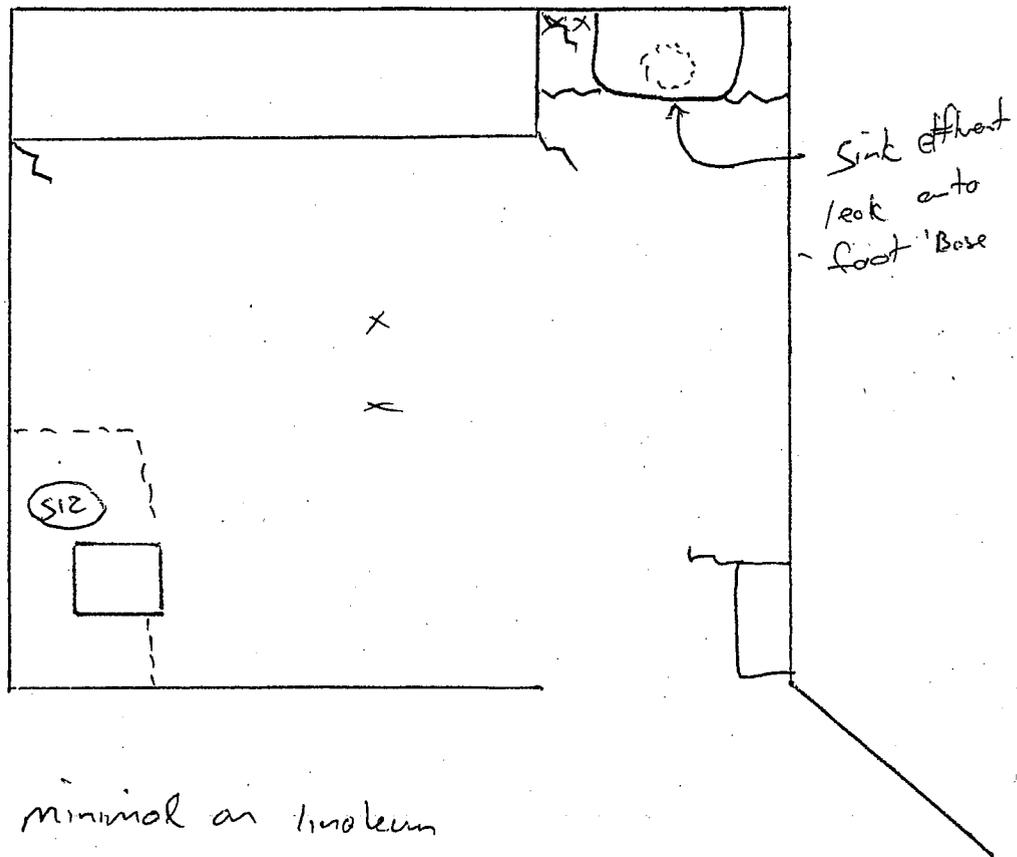
BIOMAX ENVIRONMENTAL, LLC

775 San Pablo Avenue, Pinole, CA 94564
 Phone: (510) 724-3100 Fax: (510) 724-3145

Project Name and Location: BOE Building, 450 N. Street, Sacramento, California

Janitor Room ID / Location: 7th Floor

Date of Assessment: 4/20/09 Sampled By: MA Potholka



Visible Staining/Damage: minimal on tile

Additional Comments: likely cause - faulty plumber putty @ drain.

Sample ID Number	Sample Type (Bulk/Surf./Air)	Location/Description
S12	Surf	Slight water stain circle ~ 1 ft Dia in above ceiling Area

BOE Building Janitor Room Assessment Record

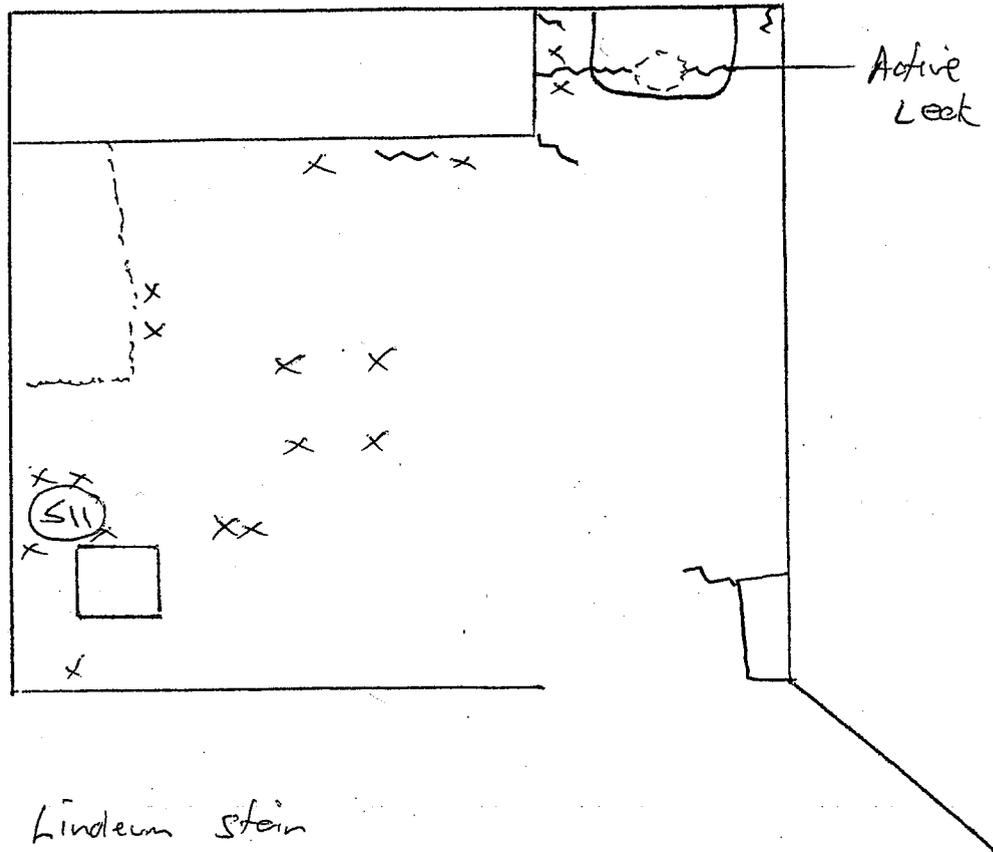
BIOMAX ENVIRONMENTAL, LLC

775 San Pablo Avenue, Pinole, CA 94564
 Phone: (510) 724-3100 Fax: (510) 724-3145

Project Name and Location: BOE Building, 450 N. Street, Sacramento, California

Janitor Room ID / Location: 8th Floor

Date of Assessment: 4/20/09 Sampled By: MA Polkols



Visible Staining/Damage: Lindeum stain

Additional Comments: Active leak in sink. Prev Damage in ceiling space.

Sample ID Number	Sample Type (Bulk/Surf./Air)	Location/Description
S11	Surface	Maint Area above ceiling sheetrock horiz surface Black staining + Delam patch

BOE Building Janitor Room Assessment Record

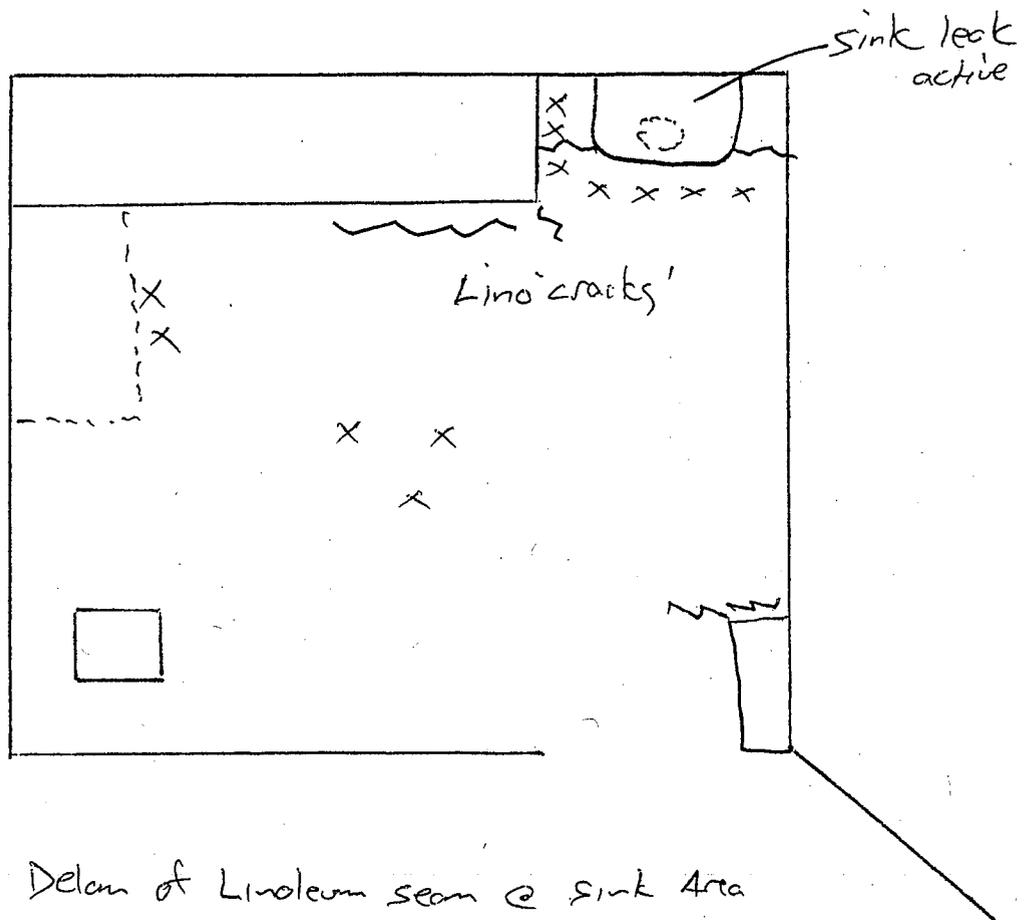
BIOMAX ENVIRONMENTAL, LLC

775 San Pablo Avenue, Pinole, CA 94564
 Phone: (510) 724-3100 Fax: (510) 724-3145

Project Name and Location: BOE Building, 450 N. Street, Sacramento, California

Janitor Room ID / Location: 9th Floor

Date of Assessment: 4/20/09 Sampled By: M.A. Palabala



Visible Staining/Damage: Delam of Linoleum seen @ sink Area

Additional Comments:

Sample ID Number	Sample Type (Bulk/Surf./Air)	Location/Description

BOE Building Janitor Room Assessment Record

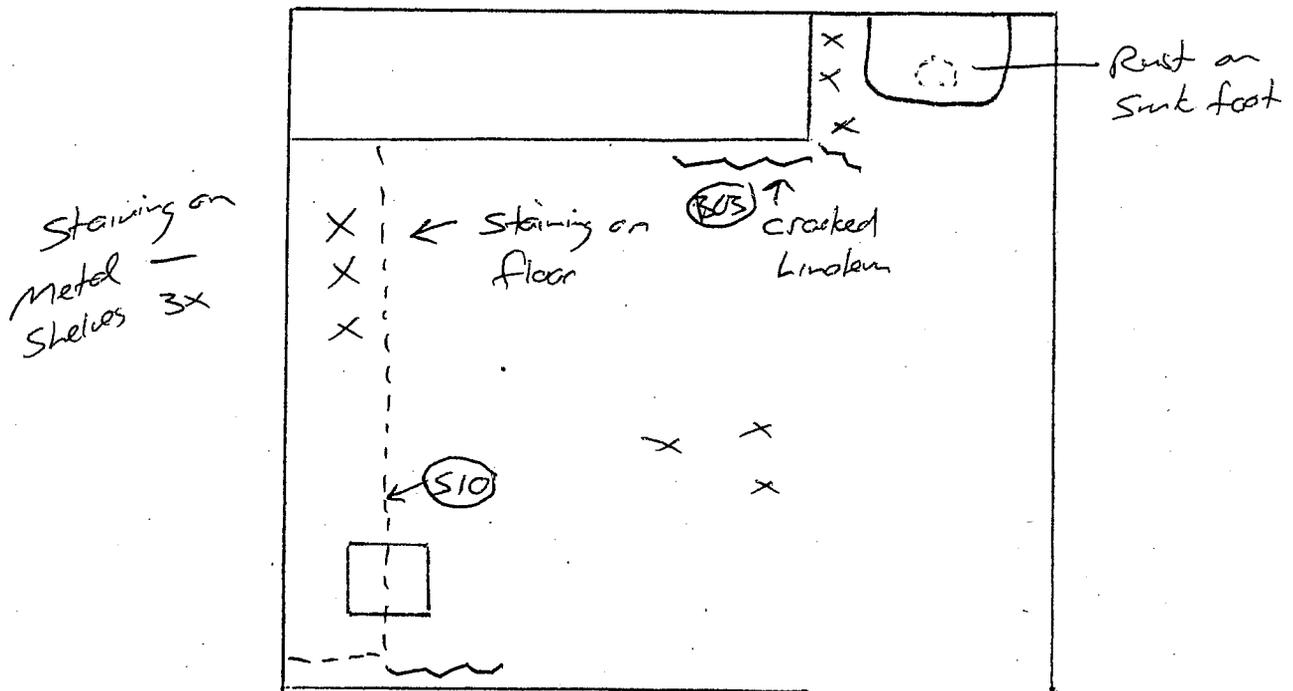
BIOMAX ENVIRONMENTAL, LLC

775 San Pablo Avenue, Pinole, CA 94564
 Phone: (510) 724-3100 Fax: (510) 724-3145

Project Name and Location: BOE Building, 450 N. Street, Sacramento, California

Janitor Room ID / Location: 10th Floor

Date of Assessment: 4/20/09 Sampled By: MA Polkoble



Visible Staining/Damage: Staining on flooring (significant)

Additional Comments: cracks @ vinyl where wrap up wall

Sample ID Number	Sample Type (Bulk/Surf./Air)	Location/Description
S10	Surf	Vinyl floor w/ stain @ metal shelving
B03	Bulk	Vinyl floor @ crack

BOE Building Janitor Room Assessment Record

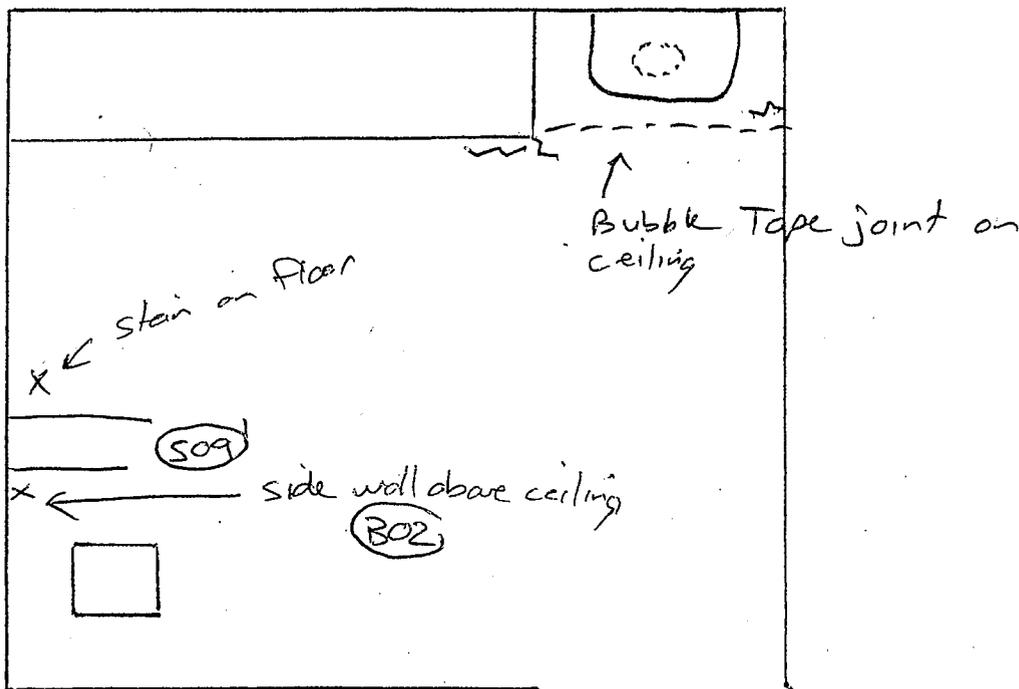
BIOMAX ENVIRONMENTAL, LLC

775 San Pablo Avenue, Pinole, CA 94564
 Phone: (510) 724-3100 Fax: (510) 724-3145

Project Name and Location: BOE Building, 450 N. Street, Sacramento, California

Janitor Room ID / Location: Floor 11 South

Date of Assessment: 4/14/09 Sampled By: MA Polkable



Visible Staining/Damage: Floor Linoleum, cracked flooring @ seam

Additional Comments:

Sample ID Number	Sample Type (Bulk/Surf./Air)	Location/Description
BO2	Bulk	Side wall mud @ pipe west
SO9	Surf	Ceiling surface staining / shadowing in maintenance space

BOE Building Janitor Room Assessment Record

BIOMAX ENVIRONMENTAL, LLC

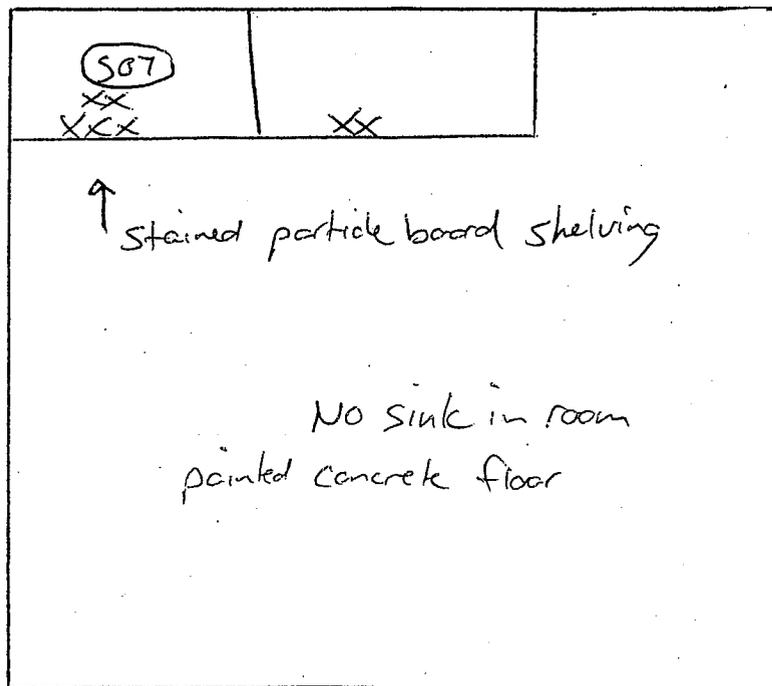
775 San Pablo Avenue, Pinole, CA 94564
 Phone: (510) 724-3100 Fax: (510) 724-3145

Project Name and Location: BOE Building, 450 N. Street, Sacramento, California

Janitor Room ID / Location: Floor 12

Date of Assessment: 4/14/09 Sampled By: MA Polkoble

w/in men's Restroom Area



Visible Staining/Damage: *on particle board shelf*

Additional Comments:

Sample ID Number	Sample Type (Bulk/Surf./Air)	Location/Description
S07	Surf	<i>stained particle board surface</i>

BOE Building Janitor Room Assessment Record

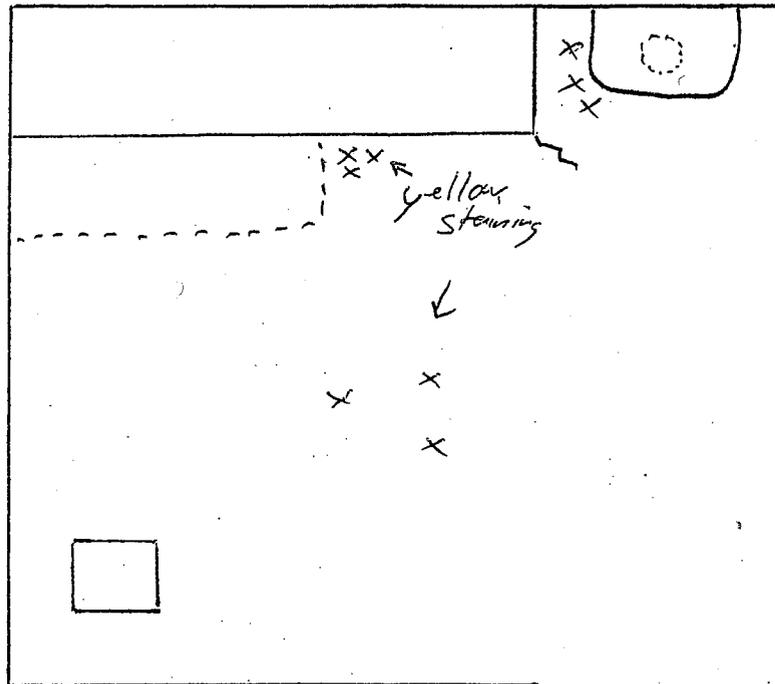
BIOMAX ENVIRONMENTAL, LLC

775 San Pablo Avenue, Pinole, CA 94564
 Phone: (510) 724-3100 Fax: (510) 724-3145

Project Name and Location: BOE Building, 450 N. Street, Sacramento, California

Janitor Room ID / Location: Floor 14

Date of Assessment: 4/14/09 Sampled By: MA Polkobl



Faucet Drip @ sink

Visible Staining/Damage: Floors yellow staining

Additional Comments: Faucet Leak into Sink

Sample ID Number	Sample Type (Bulk/Surf./Air)	Location/Description

BOE Building Janitor Room Assessment Record

BIOMAX ENVIRONMENTAL, LLC

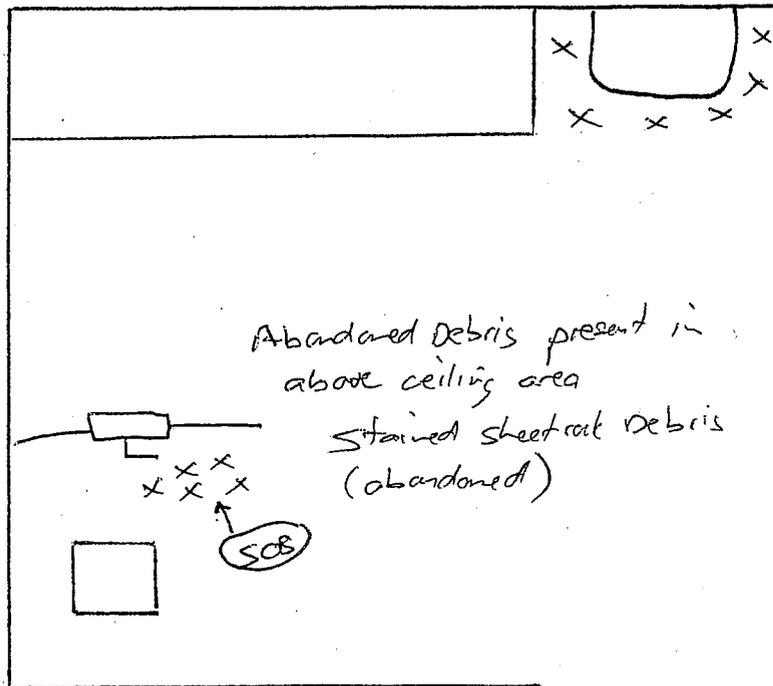
775 San Pablo Avenue, Pinole, CA 94564
 Phone: (510) 724-3100 Fax: (510) 724-3145

Project Name and Location: BOE Building, 450 N. Street, Sacramento, California

Janitor Room ID / Location: Floor 15

Date of Assessment: 4/14/09 Sampled By: M. A. Polkoble

Level 1



Visible Staining/Damage: on Floor, Ceiling Area debris, sheetrock w/ Black staining

Additional Comments: Prev Hot H2O plumbing fix - sheetrock patch, Insulation not replaced, debris everywhere on floor surface

Sample ID Number	Sample Type (Bulk/Surf./Air)	Location/Description
SOB	Surf	Stained upper paper sheetrock surface in area above ceiling beneath water valve.

BOE Building Janitor Room Assessment Record

BIOMAX ENVIRONMENTAL, LLC

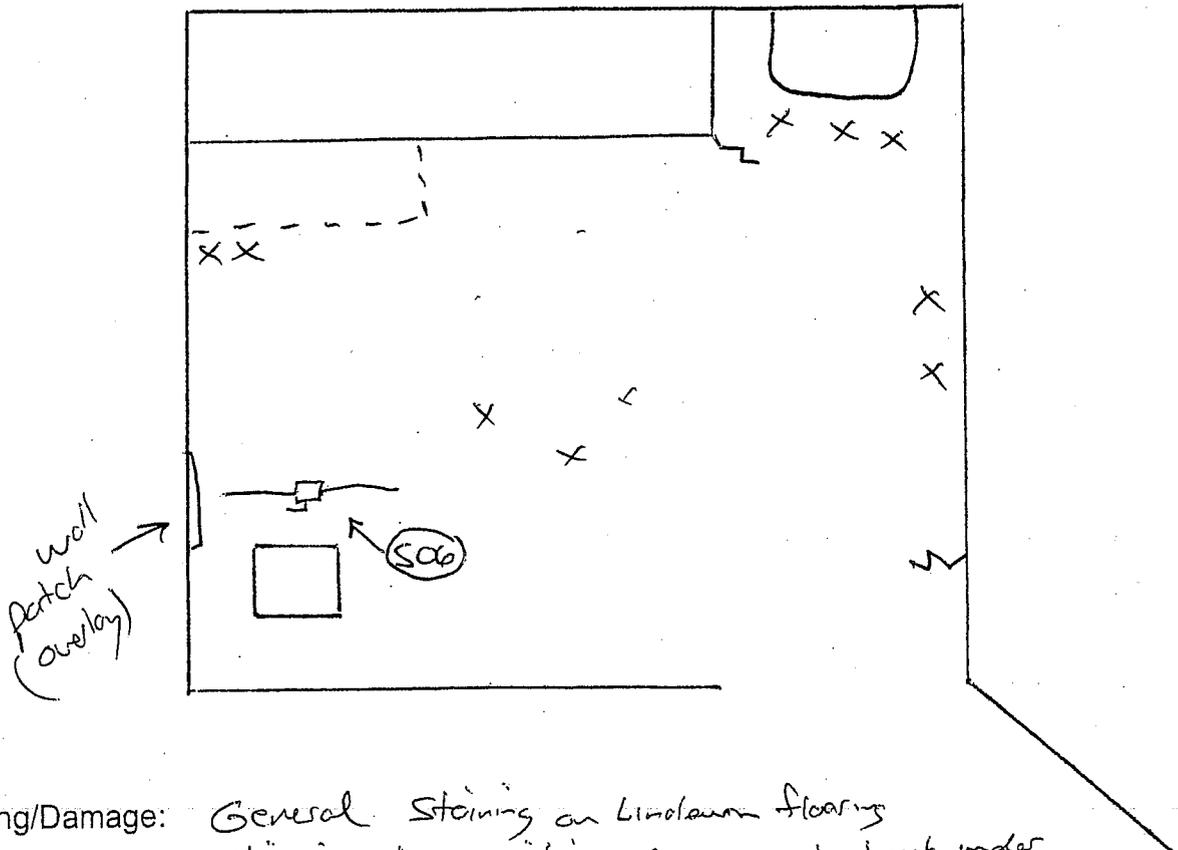
775 San Pablo Avenue, Pinole, CA 94564
 Phone: (510) 724-3100 Fax: (510) 724-3145

Project Name and Location: BOE Building, 450 N. Street, Sacramento, California

Janitor Room ID / Location: Floor 16

Date of Assessment: 4/14/09 Sampled By: MA Polkoble

Level 1/2



Visible Staining/Damage: General staining on linoleum flooring
 Staining above ceiling space on sheetrock under pipe

Additional Comments: Mitigation recommended Level 1/2

Sample ID Number	Sample Type (Bulk/Surf./Air)	Location/Description
SO6	Surf	Stain on ceiling (in maint Area (M.S.))

BOE Building Janitor Room Assessment Record

BIOMAX ENVIRONMENTAL, LLC

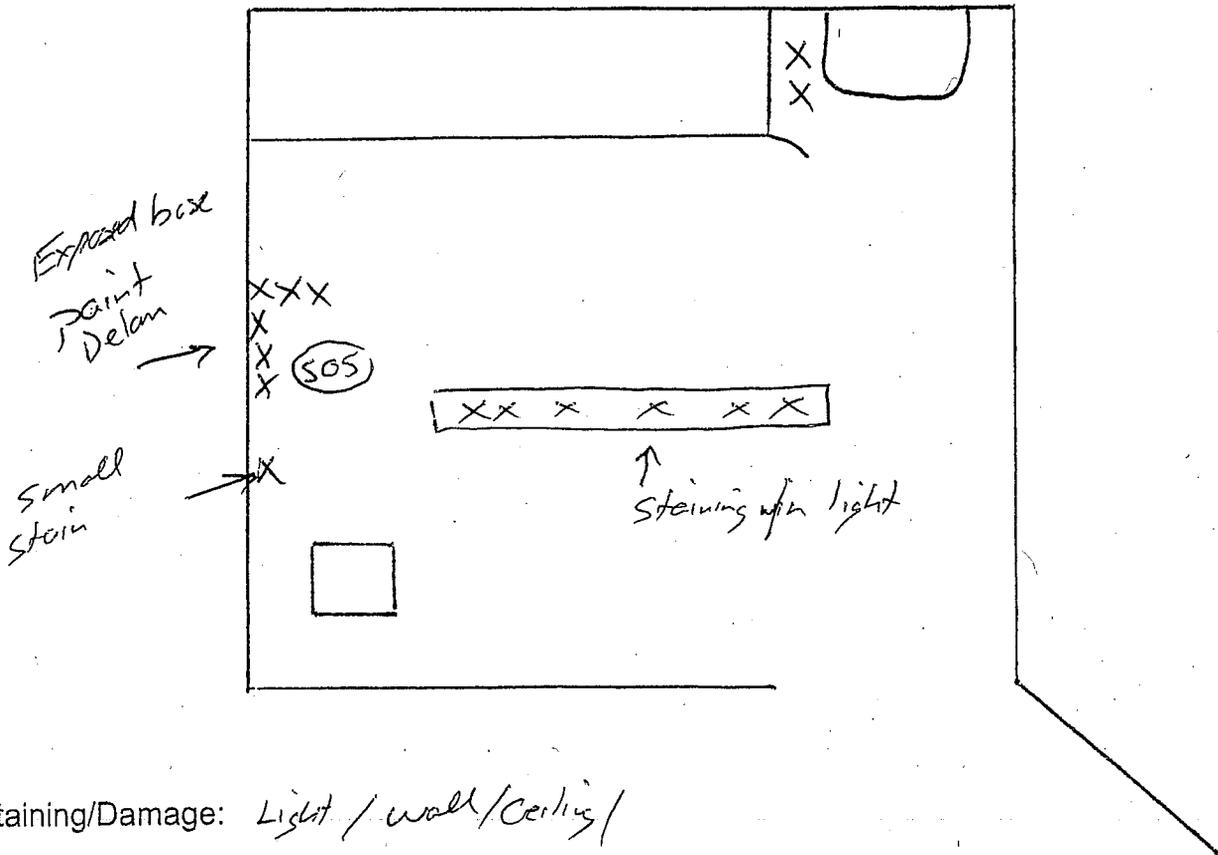
775 San Pablo Avenue, Pinole, CA 94564
 Phone: (510) 724-3100 Fax: (510) 724-3145

Project Name and Location: BOE Building, 450 N. Street, Sacramento, California

Janitor Room ID / Location: Floor 17

Date of Assessment: 4/14/09 Sampled By: MA Polkoble

Level 2/3



Visible Staining/Damage: Light / wall / ceiling

Additional Comments: Mitigation Recommended

Sample ID Number	Sample Type (Bulk/Surf./Air)	Location/Description
SOS	Tape	Above ceiling sheetrock surface w/prev stain

BOE Building Janitor Room Assessment Record

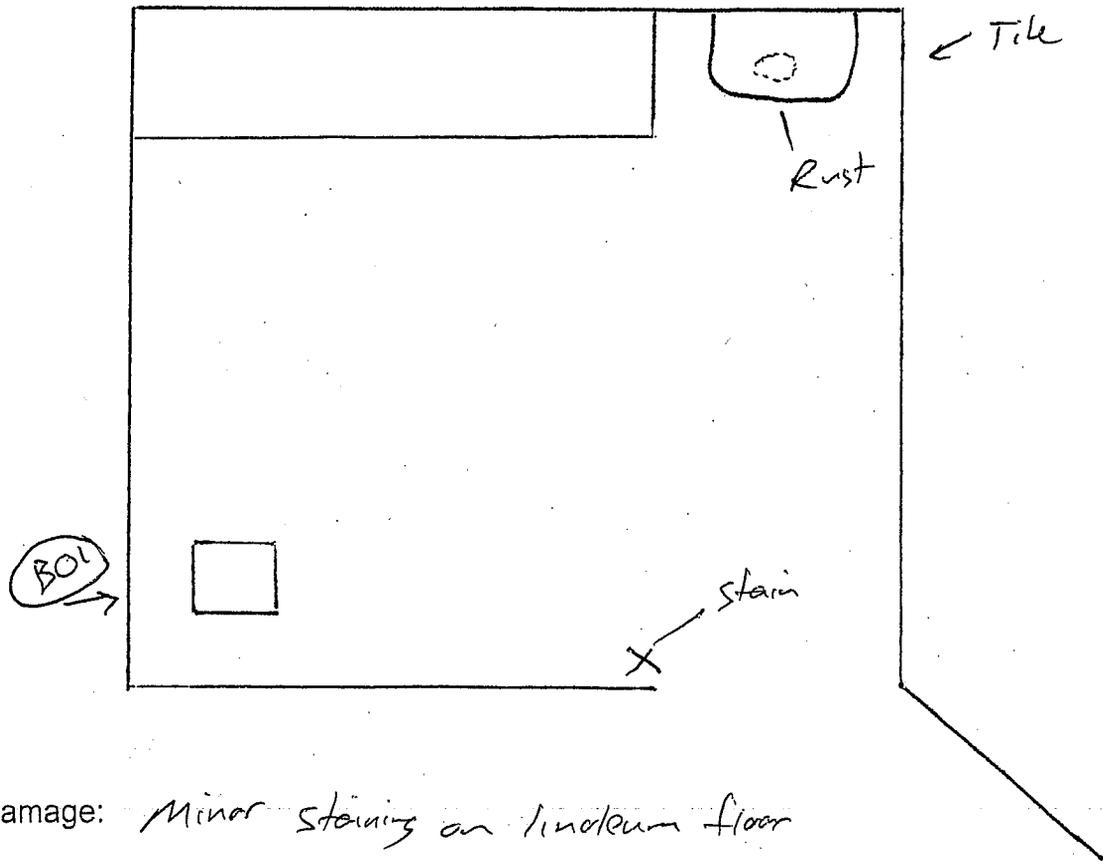
BIOMAX ENVIRONMENTAL, LLC

775 San Pablo Avenue, Pinole, CA 94564
 Phone: (510) 724-3100 Fax: (510) 724-3145

Project Name and Location: BOE Building, 450 N. Street, Sacramento, California

Janitor Room ID / Location: Floor 18

Date of Assessment: 4/14/09 Sampled By: MA Polkoble



Visible Staining/Damage: Minor staining on linoleum floor

Additional Comments: Bulk Sample

Sample ID Number	Sample Type (Bulk/Surf./Air)	Location/Description
BOI	Bulk	Sheetrock paper @ west wall penetration above ceiling (m.s.)

BOE Building Janitor Room Assessment Record

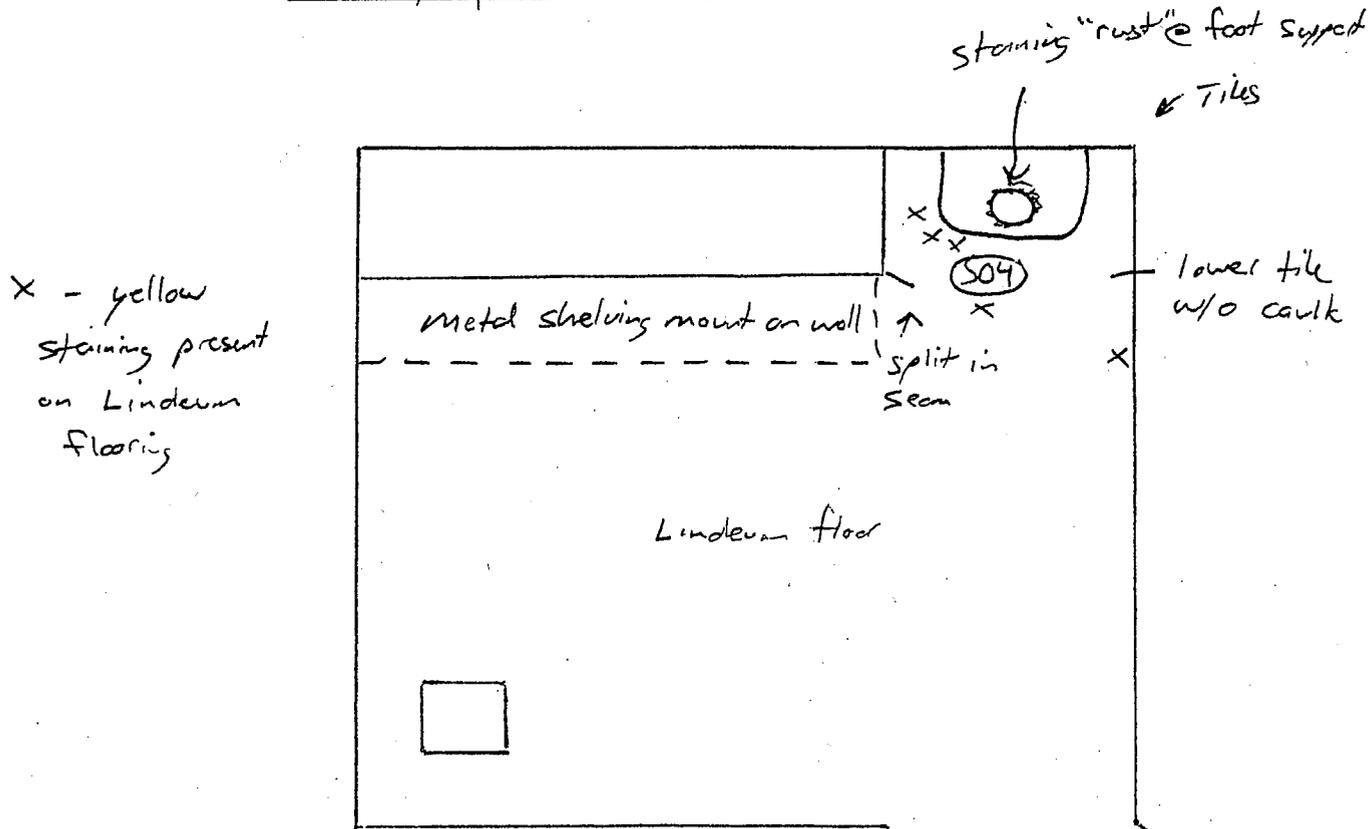
BIOMAX ENVIRONMENTAL, LLC

775 San Pablo Avenue, Pinole, CA 94564
 Phone: (510) 724-3100 Fax: (510) 724-3145

Project Name and Location: BOE Building, 450 N. Street, Sacramento, California

Janitor Room ID / Location: Z1 South Side

Date of Assessment: 4/13/09 Sampled By: MA Polkoblq



Visible Staining/Damage: @ sink floor < 4ft sq total (yellow)

Additional Comments: Leaking faucet

Sample ID Number	Sample Type (Bulk/Surf./Air)	Location/Description
SO4	Surf	yellow staining on vinyl flooring near sink

BOE Building Janitor Room Assessment Record

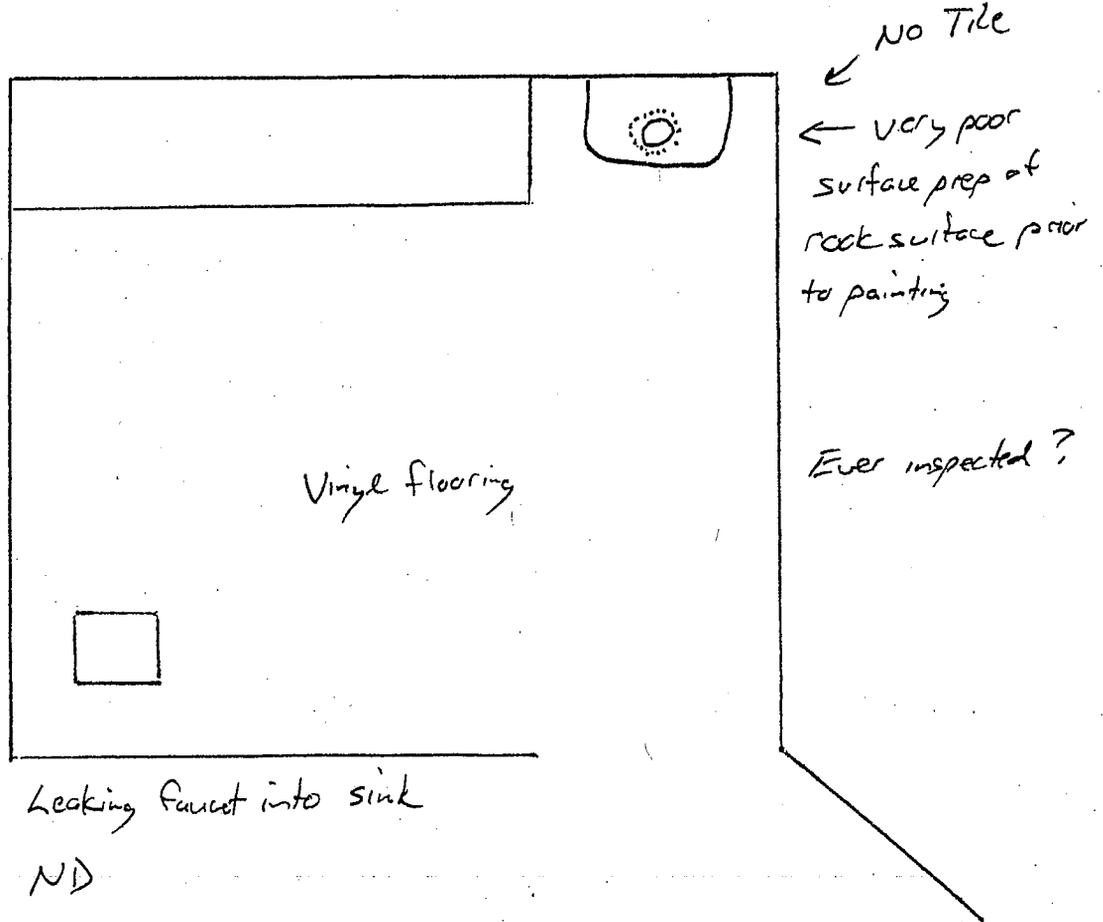
BIOMAX ENVIRONMENTAL, LLC

775 San Pablo Avenue, Pinole, CA 94564
 Phone: (510) 724-3100 Fax: (510) 724-3145

Project Name and Location: BOE Building, 450 N. Street, Sacramento, California

Janitor Room ID / Location: 22 South side

Date of Assessment: 4/13/09 Sampled By: MA Polkidd



Visible Staining/Damage: ND

Additional Comments: Floor vinyl was installed after sink foot (5" circle) was finished. ∴ 5" circle cut in vinyl @ floor ∴ potential H₂O Damage area

Sample ID Number	Sample Type (Bulk/Surf./Air)	Location/Description

BOE Building Janitor Room Assessment Record

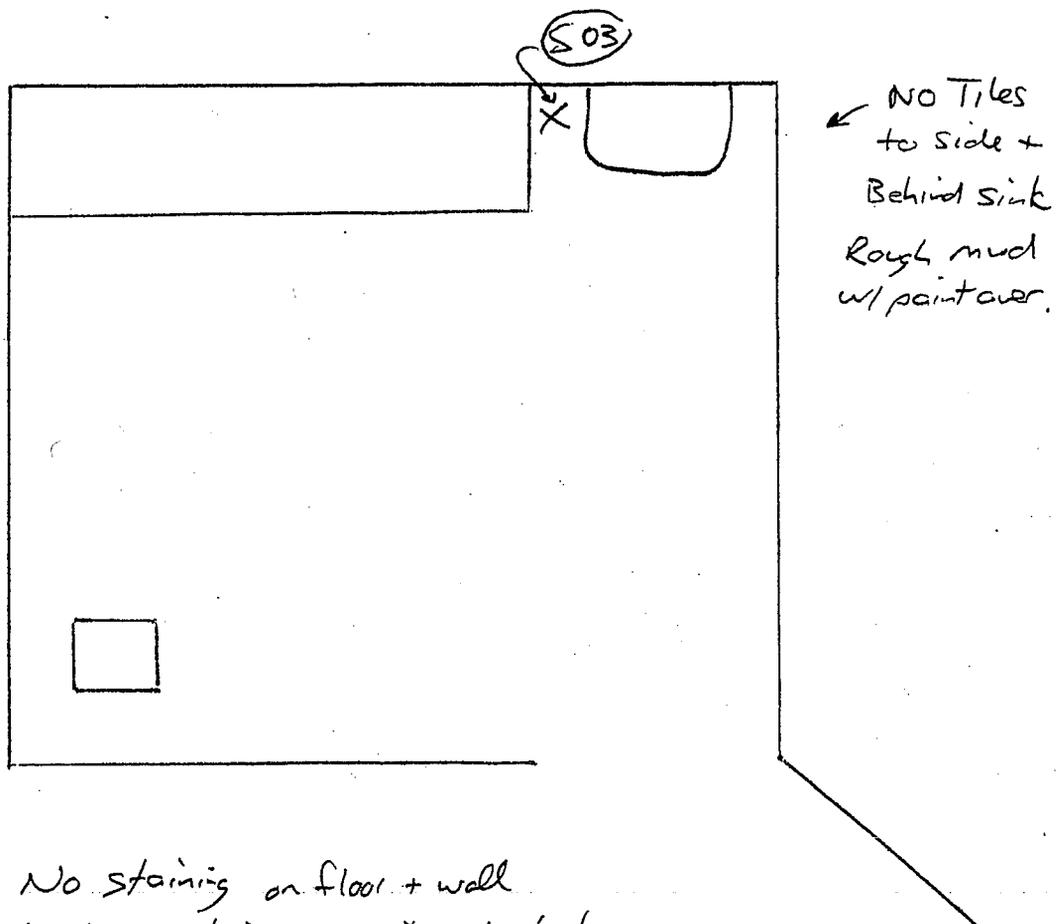
BIOMAX ENVIRONMENTAL, LLC

775 San Pablo Avenue, Pinole, CA 94564
 Phone: (510) 724-3100 Fax: (510) 724-3145

Project Name and Location: BOE Building, 450 N. Street, Sacramento, California

Janitor Room ID / Location: 23rd Floor South Side

Date of Assessment: 4/13/09 Sampled By: MA Polksdolg



Visible Staining/Damage: *No staining on floor + wall
 < 4" sq staining on ceiling sheetrock*

Additional Comments: *Poor mud job @ sink + NO Tile*

Sample ID Number	Sample Type (Bulk/Surf./Air)	Location/Description
S03	Surface	Ceiling staining @ corner painted sheetrock

BOE Building Janitor Room Assessment Record

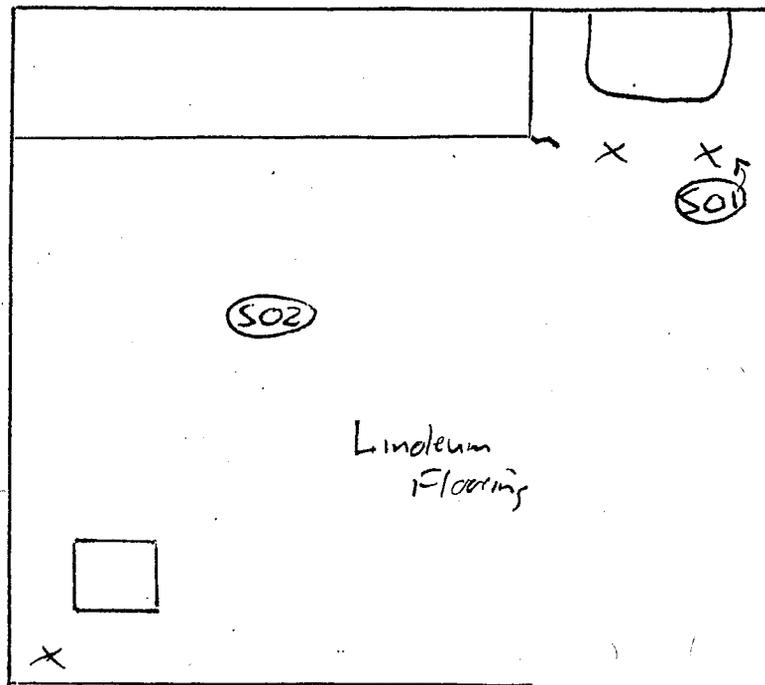
BIOMAX ENVIRONMENTAL, LLC

775 San Pablo Avenue, Pinole, CA 94564
 Phone: (510) 724-3100 Fax: (510) 724-3145

Project Name and Location: BOE Building, 450 N. Street, Sacramento, California

Janitor Room ID / Location: 24th Floor North Side

Date of Assessment: 4/13/09 Sampled By: M A Polkobls



Visible Staining/Damage: Lindoleum Staining "yellow"

Additional Comments: Area previously rebuilt by BPM ~ 1 yr ago

Sample ID Number	Sample Type (Bulk/Surf./Air)	Location/Description
S01	BioTop	Vinyl flooring @ yellow stain
S02	BioTop	Vinyl flooring w/o staining