

**From:** Gau, David  
**Sent:** Wednesday, September 26, 2007 7:32 PM  
**To:** +All HQ Employees  
**Subject:** Water Intrusion Mitigation Update

The final phase of the Curtainwall Project is concluding. By the end of October 2007, the windows will have been resealed and the 23<sup>rd</sup> floor balcony sealed and resurfaced.

As with any building of similar size and age, water intrusion has been an issue from time to time with the BOE headquarters building at 450 N Street. Where there is water, there is potential for fungal growth. Board management has taken the issue seriously, and has frequently had the building air tested. In each instance, the indoor air quality has been of a better quality than the outdoor air.

In an effort to alleviate concerns related to water intrusion, extensive efforts have been made to mitigate sources of moisture as quickly and effectively as possible. Most recently, failing window and balcony seal(s) have been identified as a source of water intrusion on the 23<sup>rd</sup> floor. By October 2007, the windows will have been resealed and the 23<sup>rd</sup> floor balcony sealed and resurfaced to address the leakage into the building.

During the most recent construction phase in connection with the balcony, furniture was moved and potential moisture related damages were noted. As such, it was determined that the affected sheetrock should be further inspected, tested, and potentially removed and replaced before the walls are painted as part of the planned office improvements.

It was during this final phase of the Curtainwall Project that fungal growth was found within the layers of sheetrock. While no final report has been delivered, it is important to note that the fungi were found within the walls and air quality levels have historically remained normal.

While air sample results do not indicate abnormal levels of fungi in the ambient air, BOE management is having the sheetrock in question on the 23<sup>rd</sup> floor outside wall removed and replaced before repainting. The remediation has begun and will be completed before workers are moved back to the area.

Additional testing will be conducted to determine to what extent and what areas (if any) of the building may be affected.

You will be kept apprised of new developments.

David J. Gau  
Interim Deputy Director, Administration Department  
CA State Board of Equalization  
916.445.4272  
[david.gau@boe.ca.gov](mailto:david.gau@boe.ca.gov)