LaCroix Davis LLC
Building & Environmental Forensics

August 4, 2008

Robert L. Bowen, Project Director
California Department of General Services
Real Estate Services Division, Project Management Branch
707 Third Street, 3-305
Sacramento, CA 95605

Ref: Preliminary Elevator Survey and Planned Scope of Work Report
Board of Equalization (BOE) Building, 450 N Street, Sacramento, CA 95814
LaCroix Davis LLC Project No. 2372-572

Dear Mr. Bowen,

As requested, LaCroix Davis LLC (LCD) is providing a report on the preliminary elevator survey and planned scope of work report related to the Board of Equalization (BOE) building located at 450 N Street, Sacramento, CA 95814. The preliminary elevator survey was performed by LCD and Hygiene Technologies International, Inc. (HygieneTech) on July 24, 2008. The purposes of the preliminary elevator survey were: 1) to meet with the elevator contractor, 2) to evaluate the access on the top of elevator cars, 3) to assess the occupational safety issues (permit-required confined space, fall protection, lockout/tagout, etc.) and 4) to better understand the spatial and structural limitations on visual inspections, bulk sampling technique and potential remediation.

*Preliminary Elevator Survey – July 24, 2008*

Mr. Stephen C. Davis, of LCD, and an elevator contractor (Otis Elevator Company) conducted a limited survey of the elevators shafts located within the BOE building and the associated parking structure. During this process HTI declined the opportunity to ride on top of the elevators and survey the shafts. Mr. Davis observed signs of water intrusion and limited fungal growth within multiple elevator shafts. These observations were directly communicated to HygieneTech employees by Mr. Davis.

The extent of the water intrusion and fungal growth within the elevator shafts has not been documented by LCD. A detailed inspection and possible core sampling will be performed by LCD once the occupational safety issues (permit-required confined space, fall protection, lockout/tagout, etc.) and fire safety repair concerns are addressed by the relevant parties (Department of General Services, fire marshal, drywall contractor, abatement contractor, etc.). Please see CDC reference document for the severity of safety issues related

Las Vegas · San Francisco
3685 Mt. Diablo Blvd, Ste. 210 Lafayette, CA 94549 · p 925.299.1140 f 925.299.1185

to work in or near elevators (Deaths and Injuries Involving Elevators and Escalators - A Report of CPWR – Center for Construction Research and Training - Revised July 2006). No destructive testing, which may damage the fire rating of the elevators, will be conducted without the specific approval of the Real Estate Services Division, Project Management Branch (RESD, PMB) project director.

*Planned Scope of Work*

LCD will conduct a detailed inspection of all building elevators for water intrusion and visible mold growth. The inspection of the elevators will include a visual inspection and photo documentation of the pits; the interior wall shafts of all floors serviced by the elevators, and the associated mechanical rooms. The primary purpose of the elevator inspection is to examine the degree of water intrusion and/or mold contamination of the interiors of the elevator pits, shafts, and mechanical rooms. If permitted by the RESD, PMB project director, destructive testing and sampling will be performed within the elevator shafts to determine the extent of possible fungal reservoirs. LCD will be visually inspecting the parking structure elevator this week. As soon as the safety, fire and repair issues are resolved, a more detailed schedule of inspections will be provided by LCD.

*HygieneTech Elevator Air Sampling – July 25, 2008*

After the preliminary elevator inspections, HygieneTech performed fungal air sampling on July 25, 2008 involving all elevators located within the California State Board of Equalization (BOE) building, the associated parking structure, and selected lobby areas. LaCroix Davis did not observe the air sampling performed by HygieneTech. HygieneTech stated in their July 28, 2008 Limited Fungal Growth Exposure Assessment Survey, Elevators and Lobby Areas report "The distribution of fungal spore types detected in the surveyed areas was consistent with those found outdoors, and the overall data within the tested areas were well below the overall data recorded outdoors. These data are considered unremarkable and are not believed to pose a health risk beyond that posed by the outdoor environment where exposures to airborne fungi are expected." Since LCD did participate or observe the air sampling performed by HygieneTech, we have no further comment. Please see the attached HygieneTech report for more information.

If you have any questions or comments, please call our Lafayette office.

Sincerely,

Benjamin J. Heckman
MPH, CIH, CAC
Senior Manager

Chris Corpuz
MS, CIH
Senior Manager