



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

**Mold Remediation – 6<sup>th</sup> Floor  
Closure Report Addendum**

*Project No. 2372.02-572*

**Prepared for:**

California Department of General Services  
707 Third Street, 3-305  
Sacramento, California 95605

**Prepared by:**

Chris Corpuz, MS, CIH, CAC  
Senior Associate  
LaCroix Davis LLC

**Closure Report Date:** June 29, 2010

**Addendum Date:** October 31, 2012

*Please insert this  
Closure Report Addendum  
into the rear of the  
Floor 6 Closure Report*



## **1.0 Introduction**

On May 5, 2010, LaCroix Davis LLC (LCD) and the Department of General Services Mold Remediation Project Team completed the mold remediation activities initially scheduled for Floor 6 of the Board of Equalization (BOE) building located at 450 N Street, Sacramento, California. At the completion of these activities, a closure report for this floor was compiled by LCD to summarize key events of the project.

Subsequent to the completion of the closure report, a need for additional investigation and/or remediation activities was identified. Identified areas were subjected to sampling. Using a combination of surface tape lift and/or bulk samples, LCD tested stains on walls and other building materials to determine if the stains were indicative of mold growth. The sample locations are depicted in a revised Figure 2 attached to this addendum.

Any information not previously available and information documenting additional mold-related activities was compiled by LCD included in this addendum.

## **2.0 Additional Activities**

Additional mold-related activities performed on this floor after completion of the floor closure report include:

|                                |   |
|--------------------------------|---|
| September 2011<br>Janitor Room | Inspection and testing of the deck above ceiling in response to a sink overflow in the Floor 7 janitor room above. Stained fireproofing was marked. |
|--------------------------------|---|

**KEYED SHEET NOTES**

- 1 Visible mold growth 10 sq. ft. on South and West walls
- 2 Water stain on ceiling, extensive water damage
- 3 Visible mold growth 100 sq. ft. above ceiling
- 4 Visible mold growth 1 sq. ft.

**GENERAL NOTES**

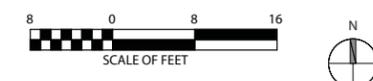
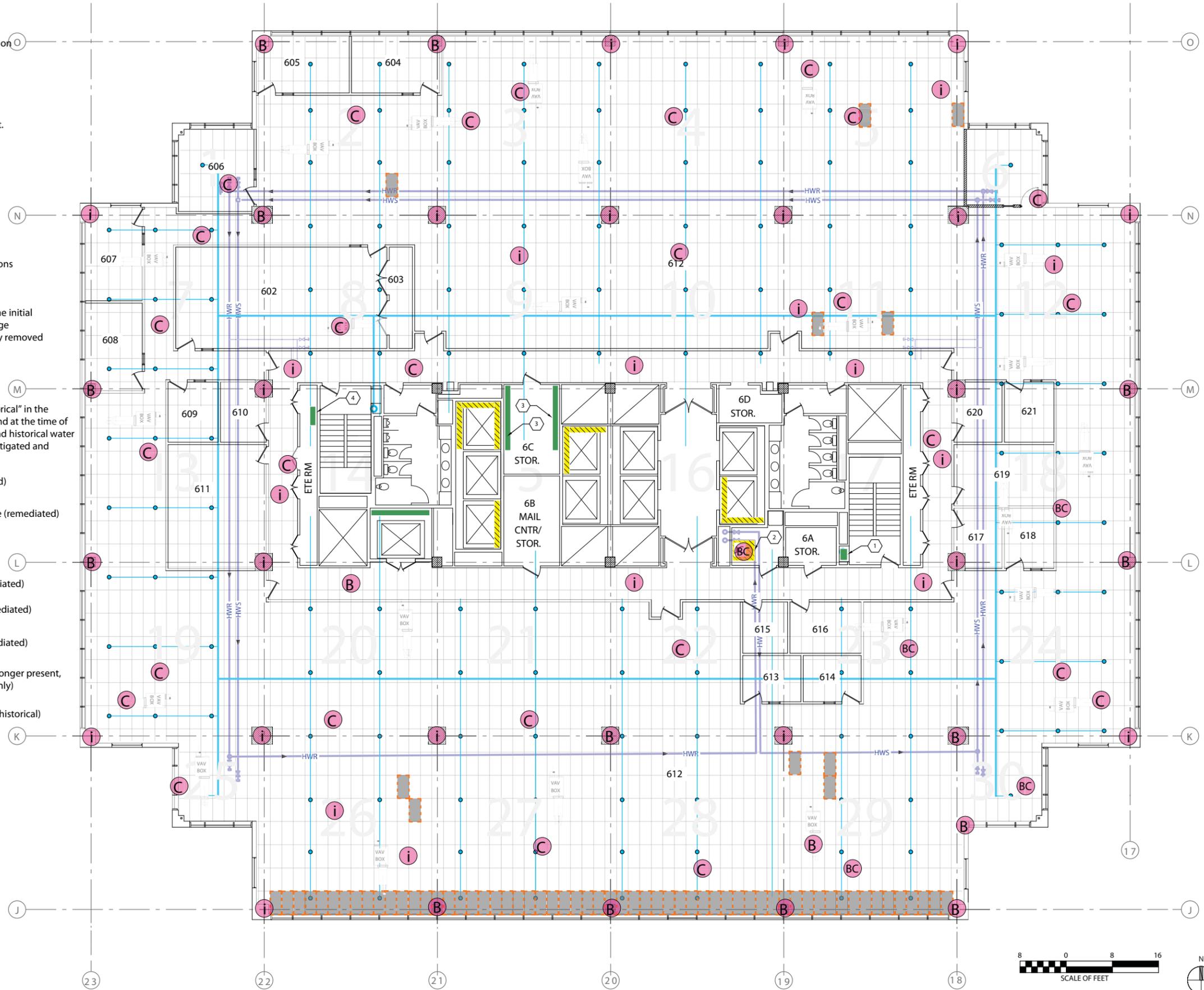
- 1 LCD inspection locations are approximate.
- 2 The locations of LCD inspections and VAVs (terminal units) are approximate.
- 3 Any mold identified during the initial or supplemental water damage assessment was subsequently removed during the remediation.

**LEGEND**

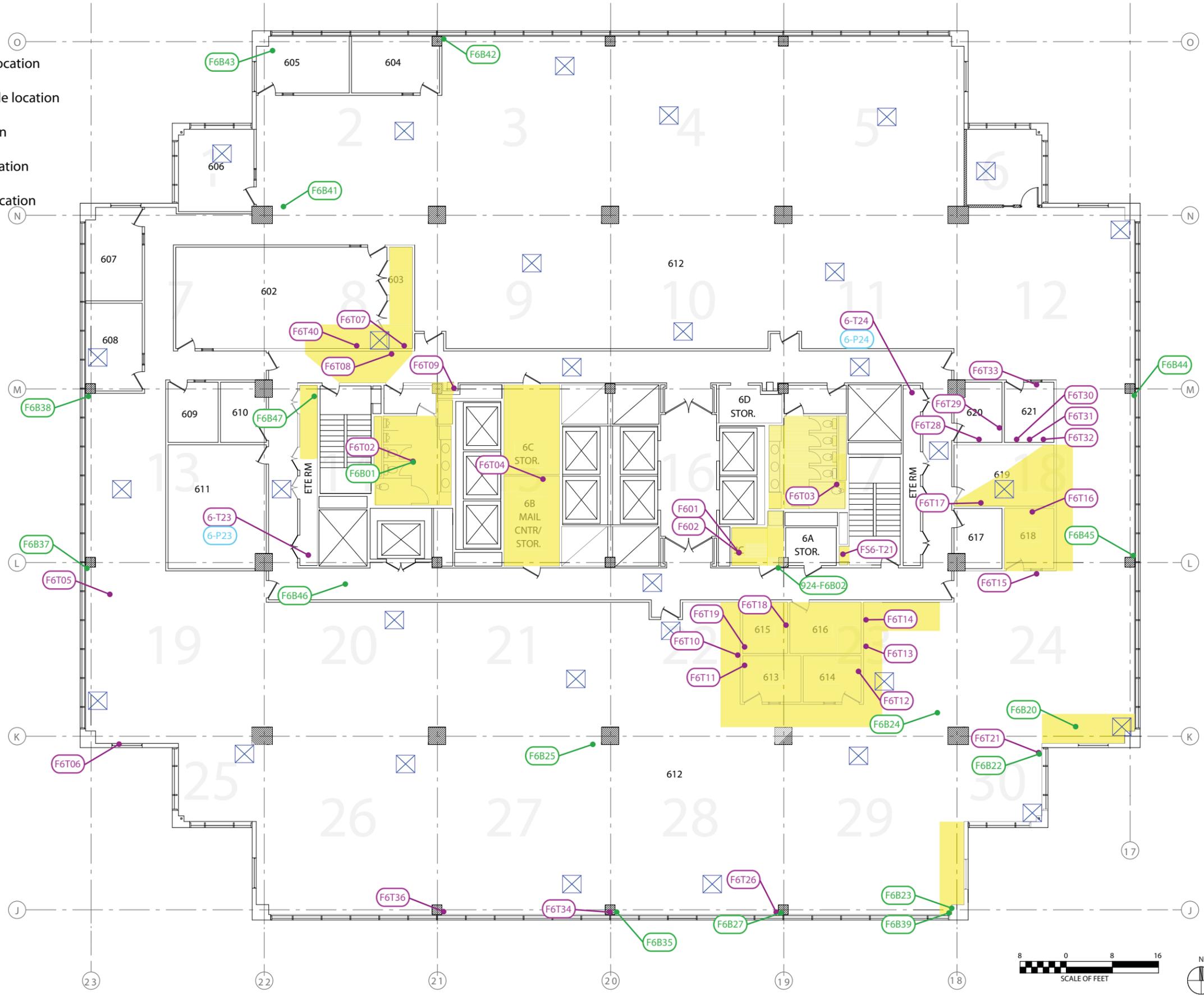
The terms "active", "current", and "historical" in the following legend refer to the status found at the time of inspection. All areas of active/current and historical water leaks and mold growth have been investigated and remediated.

- Active water leak (remediated)
- Current water stained surface (remediated)
- Historical water leak/stained surface (remediated)
- Current mold growth (remediated)
- Historical mold growth (remediated)
- Current water on floor (remediated)
- Historical water on floor (no longer present, based on historical records only)
- Destructive testing location (historical)

- 325 Room number
- LCD inspection location no findings
- LCD inspection location active leak
- LCD inspection location water stain
- LCD inspection location other notation See WDA summary
- LCD inspection location with multiple findings "A", "B", or "C" as indicated



- LEGEND**
-  Carpet inspection location
  -  Containment sample location
  -  Bulk sample location
  -  Tape lift sample location
  -  MicroVac sample location



# Daily Logs



**PROJECT LOG**

DATE: 9/21/11

LACROIX DAVIS LLC  
 3685 MT. DIABLO BLVD. SUITE 210  
 LAFAYETTE, CA 94549  
 TEL 925-299-1140 FAX 925-299-1185  
 LCD REPS: TMJ; \_\_\_\_\_; \_\_\_\_\_

PAGE 1 OF 2

|               |                                      |                                      |   |
|---------------|--------------------------------------|--------------------------------------|---|
| Client        | Department of General Services (DGS) | Contractor: <b>JLS Environmental</b> | Day ___ Swing <input checked="" type="checkbox"/> Weekend/Holiday ___ |
| Project       | Board of Equalization (BOE)          | Location(s):                         | Floor <u>7</u> Floor <u>6</u><br>Floor ___ Floor ___                  |
| Building      | 450 N Street, Sacramento CA          | Compound(s) of Concern               | Mold<br>ACM LBP<br>Other  |
| LCD Project # | 2372.0 <u>2</u> -572; SOW <u>5.0</u> | Description: <u>Flood Response</u>   |   |
| LCD Project # | 2372.0 ___ -572; SOW ___             | Description:                         |   |
| LCD Project # | 2372.0 ___ -572; SOW ___             | Description:                         |   |

**CONTAINMENT INFORMATION**

- Floor Occupied North Floor Vacant \_\_\_\_\_
- Containments: a) Hepta/Janitor b) \_\_\_\_\_ c) \_\_\_\_\_ d) \_\_\_\_\_ e) \_\_\_\_\_ f) \_\_\_\_\_
- Type of Containment: NPE  Mini \_\_\_\_\_ Barrier Tape \_\_\_\_\_ Minor Procedures \_\_\_\_\_ N/A \_\_\_\_\_
- Type of Decon: Shower \_\_\_\_\_ 2-Stage \_\_\_\_\_ 1Stage  Drop Sheet W/Vacuum \_\_\_\_\_ None \_\_\_\_\_
- Manometer: Yes  No \_\_\_ Strip Chart Record: Yes  No \_\_\_ Adequate Pressure: Yes  No \_\_\_
- Containment Entry Log: Yes  No \_\_\_
- Containment and Decon maintained in accordance with accepted practices and procedures: Yes  No \_\_\_
- HEPA Fans and Vacuums have current aerosol challenge test sticker: Yes  No \_\_\_
- Negative Air Exhaust Location: Exterior \_\_\_ Window \_\_\_ Shaft \_\_\_ Exhaust Duct \_\_\_ Interior
- Security: Owner  Contractor \_\_\_ Private \_\_\_ 24 hour  Secure Building

**SUMMARY OF ACTIVITIES**

Mob  Prep  Removal/Load Out \_\_\_ Detail Clean \_\_\_ Encapsulation \_\_\_ Clearance Testing \_\_\_ Tear Down \_\_\_ DeMob \_\_\_

Phase Completion Visual Inspection: Prep \_\_\_ Removal \_\_\_ Encapsulation \_\_\_ Clearance \_\_\_ Tear Down \_\_\_

Summary: JLS mobs to Floor 7 ① determine extent of wet wall material ② determine extent of wet floor tiles ③ request additional workers - 2 for containment prep and work 2 for carpet

Waste: Non-Hazardous Construction Debris  Hazardous Waste \_\_\_ Hazardous Waste Manifest \_\_\_

Container: 6 Mil \_\_\_ Double 6 Mil  Barrel \_\_\_ Drum \_\_\_ Box \_\_\_ Burrito Wrap \_\_\_ Labels \_\_\_ Other \_\_\_

Location of Dumpster: Floor 1 SW Garage area

Additional Worker PPE: Disposable Suit  Gloves  Eye Protection \_\_\_ Steel Toe \_\_\_ Hard Hat \_\_\_ Chem Apron \_\_\_

Respirator: Half Face \_\_\_ Full Face \_\_\_ PAPR \_\_\_ Supplied Air \_\_\_

Contractor Worker Exposure Monitoring Yes \_\_\_ No  # Workers Sampled \_\_\_

On-Site Visitors: 1. \_\_\_\_\_ 2. \_\_\_\_\_ 3. \_\_\_\_\_ 4. \_\_\_\_\_

PROJECT EXPENSES: Hotel: \_\_\_ Per Diem:  Travel:  Destination: Left to site RT

FIELD SUPPLIES: PPE: Suits \_\_\_ Gloves (pairs) \_\_\_ Respirator filters: \_\_\_ Misc: \_\_\_

LAB: Type/No. Samples collected: Tape \_\_\_ Bulk \_\_\_ Air \_\_\_

Laboratory Name/Location: \_\_\_\_\_

Notes

1800 mob to Floor 7 - define extent of water impacted material  
2000 begin containment of Hall as Janitor Room

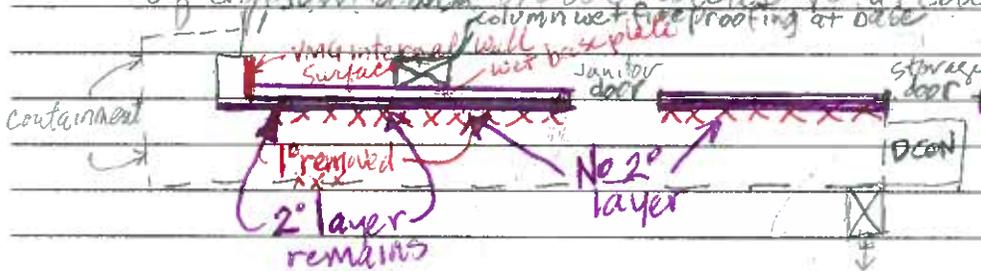
begin removing all carpet tile (wet under tile) and  
scrape wet adhesive - blistering: install air movers  
to dry backside of carpet tiles and exposed concrete.

21:00 scraping adhesive continues

prep containment continues to 21:50 (major wall penetration protocol)

22:00 requires containment to open suspect walls (all core walls)

22:30 continue scraping adhesive and prepare to work  
in containment. remove core base and first layer  
of Gypsum Board on wet areas to allow drying of 2nd layer



23:00 cleanup/barout and detail cleaning in containment  
carpet tiles are dry - begin apply new adhesive to concrete  
allow adhesive to cure prior to installing floor tile.

00:00 Seal wall cavities in containment -

perform final cleanup then install air dryers to dry 2nd GB  
and other IFM/layers of GB in interstitial spaces and blamp  
inspect surfaces - test for moisture content 9/22 PM  
clearance tentatively SAT AM



**PROJECT LOG**

DATE: 9/23/11

LACROIX DAVIS LLC  
 3685 MT. DIABLO BLVD. SUITE 210  
 LAFAYETTE, CA 94549  
 TEL 925-299-1140 FAX 925-299-1185

LCD REPS: TMI; \_\_\_\_\_; \_\_\_\_\_ PAGE 1 OF 2

|               |                                      |                                      |  |
|---------------|--------------------------------------|--------------------------------------|--|
| Client        | Department of General Services (DGS) | Contractor: <b>JLS Environmental</b> | Day ___ Swing <input checked="" type="checkbox"/><br>Weekend/Holiday ___ |
| Project       | Board of Equalization (BOE)          | Location(s):                         | Floor <u>7</u> Floor <u>6</u><br>Floor / Floor                           |
| Building      | 450 N Street, Sacramento CA          | Compound(s) of Concern               | Mold<br>ACM LBP<br>Other   |
| LCD Project # | 2372.0 <u>2-572</u> ; SOW <u>5.0</u> | Description:                         | <u>Floor 1 Kitchen EAST-WEST Hallway</u>                                 |
| LCD Project # | 2372.0 <u>2-572</u> ; SOW <u>4.0</u> | Description:                         |  |
| LCD Project # | 2372.0 ___-572; SOW ___              | Description:                         |  |

**CONTAINMENT INFORMATION**

- Floor Occupied 7, 6, 1 Floor Vacant \_\_\_\_\_
- Containments: a) F7-Cores b) F1 Kitch Hall(c) d) \_\_\_\_\_ e) \_\_\_\_\_ f) \_\_\_\_\_
- Type of Containment: NPE a, b Mini \_\_\_\_\_ Barrier Tape \_\_\_\_\_ Minor Procedures \_\_\_\_\_ N/A \_\_\_\_\_
- Type of Decon: Shower \_\_\_\_\_ 2-Stage \_\_\_\_\_ 1Stage a, b Drop Sheet W/Vacuum \_\_\_\_\_ None \_\_\_\_\_
- Manometer: Yes  No \_\_\_\_\_ Strip Chart Record: Yes  No \_\_\_\_\_ Adequate Pressure: Yes  No \_\_\_\_\_
- Containment Entry Log: Yes  No \_\_\_\_\_
- Containment and Decon maintained in accordance with accepted practices and procedures: Yes  No \_\_\_\_\_
- HEPA Fans and Vacuums have current aerosol challenge test sticker: Yes  No \_\_\_\_\_
- Negative Air Exhaust Location: Exterior \_\_\_\_\_ Window \_\_\_\_\_ Shaft \_\_\_\_\_ Exhaust Duct \_\_\_\_\_ Interior
- Security: Owner  Contractor \_\_\_\_\_ Private \_\_\_\_\_ 24 hour  Secure Building

**SUMMARY OF ACTIVITIES**

Mob b Prep b Removal/Load Out b Detail Clean b Encapsulation b Clearance Testing \_\_\_ Tear Down \_\_\_ DeMob \_\_\_  
 Phase Completion Visual Inspection: Prep b Removal b Encapsulation b Clearance \_\_\_ Tear Down \_\_\_  
 Summary: 1800 - meet w/ JLS and discuss Floor 1 work plan  
inspect Floor 7 moisture content GD-OK, FP marginal  
continue dehumidification and re-check at shift conclusion  
empty condensate bucket (5 Gal)  
prep underway Floor 1 Kitchen, E-W Hallway

Waste: Non-Hazardous Construction Debris  Hazardous Waste \_\_\_ Hazardous Waste Manifest \_\_\_  
 Container: 6 Mil \_\_\_ Double 6 Mil  Barrel \_\_\_ Drum \_\_\_ Box \_\_\_ Burrito Wrap \_\_\_ Labels \_\_\_ Other \_\_\_  
 Location of Dumpster: Floor 1 SW Garage  
 Additional Worker PPE: Disposable Suit  Gloves  Eye Protection \_\_\_ Steel Toe \_\_\_ Hard Hat \_\_\_ Chem Apron \_\_\_  
 Respirator: Half Face  Full Face \_\_\_ PAPR \_\_\_ Supplied Air \_\_\_  
 Contractor Worker Exposure Monitoring Yes \_\_\_ No  # Workers Sampled \_\_\_  
 On-Site Visitors: 1. M. Hoy 2. \_\_\_ 3. \_\_\_ 4. \_\_\_

LaCroix Davis Project LOG

Date: 9/23/11 and 9/24/11

PROJECT EXPENSES: Hotel:  Per Diem:  Travel:  Destination: BOE to Lab RT

FIELD SUPPLIES: PPE: Suits 2 Gloves (pairs) 2 Respirator filters: Misc:

LAB: Type/No. Samples collected: Tape 2 Bulk Air

Laboratory Name/Location: EML P&K

Notes

1800 - meet w/ JLS super & review Floor 1 Kitchen E-W Hallwork plan - Crew 4 will perform 30' (1/2 of E-W Hall)

1830 test floor 7 materials - GB dry FP marginal area continue dehumidifier

1900 meet w/ LS and M Hoy re: Floor 7 firewall issue decide to install GB wall this shift

Contact GS - he will send Pedro to rebuild GB meanwhile Jan will have Rafa paint all clean/dry GB with ENCAP.

19:45 Pedro onsite - begins prep for Floor 7 GB rebuild

20:15 ENCAP completed and drying

Floor 1 removal completed and ready for bag out

21:00 begin cleanup and some detail cleaning



21:50 Break - No stains in North wall cavity, 2 minor stains SW wall cavity

22:30 Check Floor 7 Containment FP Moisture Content

FP at base small area will require more dry time

Detail cleaning underway Floor 7 Containment

Detail cleaning underway Floor 1 Containment

23:55 Detail cleaning completed Floor 7 Containment

00:30 Detail cleaning resumes Floor 1 Containment

9/24/11 11:30 AM Mob to Site collect samples - air + bulk test FP moisture content. Sample COC and deliver to lab. Review report and generate memo.

Signature

Theodore

Date

9/24/11

# **Laboratory Reports**



When quality and accuracy are critical.

9/26/2012

LaCroix Davis, LLC  
3685 Mt. Diablo Blvd. Suite 210  
Lafayette, CA 94549

To Whom It May Concern:

The following data qualifier is reported for all samples in which prior to the release, the replicate quality control sample was not completed:

“Analysis of replicate sample is delayed.”

In all instances where this data qualifier was reported for LaCroix Davis, LLC projects “DGS-BOE”, all replicate samples have since been analyzed and quality control reviews have been completed. All reported data should therefore be considered accurate and final.

Please feel free to contact me if you have any further questions in this regard.

Sincerely,

Dr. Kamashwaran Ramanathan  
Laboratory Director



Report for:

**Mr. Chris Corpuz, Mr. Ted Ice**  
**LaCroix Davis, LLC**  
3685 Mt. Diablo Blvd.  
Suite 210  
Lafayette, CA 94549

---

Regarding: Project: DGS-BOE; Floor 7 Flood Response  
EML ID: 834604

Approved by:

Lab Manager  
Malcolm Moody

Dates of Analysis:

Direct microscopic exam (Qualitative): 09-24-2011

Service SOPs: Direct microscopic exam (Qualitative) (1039)

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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 correction of results is not applied. 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: LaCroix Davis, LLC  
 C/O: Mr. Chris Corpuz, Mr. Ted Ice  
 Re: DGS-BOE; Floor 7 Flood Response

Date of Sampling: 09-24-2011  
 Date of Receipt: 09-24-2011  
 Date of Report: 09-24-2011

**DIRECT MICROSCOPIC EXAMINATION REPORT**

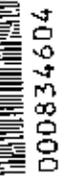
| Background Debris and/or Description   | Miscellaneous Spores Present* | MOLD GROWTH: Molds seen with underlying mycelial and/or sporulating structures† | Other Comments†† | General Impression |
|--|-------------------------------|---|------------------|--------------------|
| Lab ID-Version‡: 3704372-1, Analysis Date: 09/24/2011: Bulk sample 2372-924-F7B01: Fire Proofing Stain Floor 7 |                               |   |                  |                    |
| Miscellaneous debris   | Very few                      | None  | None             | Normal trapping    |
| Lab ID-Version: 3704373-1, Analysis Date: 09/24/2011: Bulk sample 2372-924-F7B02: Fire Proofing Stain Floor 6  |                               |   |                  |                    |
| Miscellaneous debris   | Very few                      | None  | None             | Normal trapping    |

\* Indicative of normal conditions, i.e. seen on surfaces everywhere. Includes basidiospores (mushroom spores), myxomycetes, plant pathogens such as ascospores, rusts and smuts, and a mix of saprophytic genera with no particular spore type predominating. Distribution of spore types seen mirrors that usually seen outdoors.

† Quantities of molds seen growing are listed in the MOLD GROWTH column and are graded 1+ to 4+, with 4+ denoting the highest numbers.

†† Some comments may refer to the following: Most surfaces collect a mix of spores which are normally present in the outdoor environment. At times it is possible to note a skewing of the distribution of spore types, and also to note "marker" genera which may indicate indoor mold growth. Marker genera are those spore types which are present normally in very small numbers, but which multiply indoors when conditions are favorable for growth.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".



000834604

REQUESTED SERVICES  Culturable

| Non-Culturable |                                       | Culturable  |   |
|----------------|---------------------------------------|---|---|
| Spore Trap     | Direct Microscopic Exam (Qualitative) | 1-Media Surface Fungi (Genus ID + Asp. spp.)                | 1-Media Surface Fungi (Genus ID + Asp. spp.)              |
| Spore Trap     | Quantitative Spore Count Direct Exam  | 2-Media Surface Fungi (Genus ID + Asp. spp.)                | 2-Media Surface Fungi (Genus ID + Asp. spp.)              |
| Spore Trap     |                                       | 3-Media Surface Fungi (Genus ID + Asp. spp.)                | 3-Media Surface Fungi (Genus ID + Asp. spp.)              |
| Spore Trap     |                                       | Culturable Air Fungi (Genus ID + Asp. spp.)                 | Culturable Air Fungi (Genus ID + Asp. spp.)               |
| Spore Trap     |                                       | Gram Stain and Counts (Culturable Air and Surface Bacteria) | Legionella culture  |
| Spore Trap     |                                       | Total Coliform, E.coli (Presence/Absence)                   | Membrane Filtration (Please specify organism)             |
| Spore Trap     |                                       | MPN Bacteria (Please specify organism)                      | MPN Bacteria (Please specify organism)                    |
| Spore Trap     |                                       | QuantTray - Sewage Screen                                   | Adbestos Analysis - PCM Airborne Fiber Count (NIOSH 7400) |
| Spore Trap     |                                       |   | Adbestos Analysis - PLM (EPA method 600/R-93-116)         |
| Spore Trap     |                                       |   | PCR (Please specify test)                                 |

Bio-Cassette Andersen, SAS, Swab, Water, Bulk, Dust, Soil, Contact Plate

| WEATHER  |  | Fog | Rain | Snow | Wind | Clear |
|----------|--|-----|------|------|------|-------|
| None     |  |     |      |      |      |       |
| Light    |  |     |      |      |      | X     |
| Moderate |  |     |      |      |      |       |
| Heavy    |  |     |      |      |      |       |

Other Requests

RECEIVED BY: *[Signature]* DATE & TIME: 9/24/11 1400

# CHAIN OF CUSTODY EMLab P&K

www.EMLabPK.com  
 Cherry Hill, NJ: 1936 Olive Avenue, Cherry Hill, NJ 08003 • (866) 871-1984  
 Phoenix, AZ: 1301 West Knudsen Drive, Phoenix, AZ 85027 • (800) 631-4802  
 San Bruno, CA: 1150 Bayhill Drive, #100, San Bruno, CA 94066 • (866) 888-6653

**CONTACT INFORMATION**  
 Company: LaCroix Davis LLC  
 Address: 3685 Mt. Diablo Blvd., Lafayette, CA 94549  
 Special Instructions: Please email results to contacts.  
 Phone: 925-298-1140

**PROJECT INFORMATION**  
 Project ID: DGS-BOE  
 Project Desc.: Floor 7 Flood Response  
 Project: Sampling Date & Time: 9/24/11 1200  
 Zip Code: 2372-02-572

**TUBIN AROUND TIME CODES - (TAT)**  
 STD - Standard (DEFAULT)  
 ND - Next Business Day  
 SD - Same Business Day Rush  
 WED - Weekend/Holiday

**NOTES**  
 Rushes received after 2 pm, or on weekends, will be considered received the next business day. Please alert us in advance of weekend analysis needs.

| Sample ID      | Description                  | Sample Type (Below) | TAT (Above) | Total Volume/Area (as applicable) | NOTES (Time of day, Temp, RH, etc.) |
|----------------|------------------------------|---------------------|-------------|-----------------------------------|-------------------------------------|
| 2372-924-ETA1  | Floor 7 Ambient Stack        | ST WH               | 75          | 12:32                             |                                     |
| 2372-924-ETA2  | Floor 7 Contaminated Janitor | ST WH               | 75          |                                   |                                     |
| 2372-924-ETA3  | EXTERIOR NE                  | ST WH               | 75          | 13:45                             |                                     |
| 2372-924-F7B01 | Fireproofing stain Floor 7   | B WH                |             |                                   | at Janitor Room                     |
| 2372-924-F7B02 | Fireproofing stain Floor 6   | B WH                |             |                                   | at Janitor Room                     |

| SAMPLE TYPE CODES         |  | DATE & TIME                     |                           |
|---------------------------|--|---------------------------------|---------------------------|
| BC - Bio-Cassette         | ST - Spore Trap; Zefon, Allergenco, Burkard... | RECEIVED BY: <i>[Signature]</i> | DATE & TIME: 9/24/11 1400 |
| A15 - Andersen            | P - Protiable Water                            | RECEIVED BY: <i>[Signature]</i> | DATE & TIME: 9/24/11 1400 |
| SAS - Surface Air Sampler | NP - Non-Portable Water                        | RECEIVED BY: <i>[Signature]</i> | DATE & TIME: 9/24/11 1400 |
| CP - Contact Plate        | O - Other:                                     | RECEIVED BY: <i>[Signature]</i> | DATE & TIME: 9/24/11 1400 |

By submitting this Chain of Custody, you agree to be bound by the terms and conditions set forth at [www.emlabpk.com/terms.html](http://www.emlabpk.com/terms.html)  
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