



September 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: DRAFT Preliminary 22nd Floor External Elevator Shaft Observations
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 summary of LCD's observations of the "open spaces" located to the south and north of elevator shafts 9 and 7, respectively, at the Board of Equalization (BOE) building located at 450 N Street, Sacramento, CA 95814. See Figure 1 below.

The observations were made by LCD, at your request, under the Emergency Response Task of LCD's current contract with DGS. The following is a summary of LCD's observations:

North Side Observations – August 20, 2008

On August 20, 2008, Mr. Benjamin Heckman and Mr. James LaCroix of LCD had the opportunity to observe the destructive opening of the wall space located north of Elevator Shaft #9. JLS Environmental Inc. (JLS) constructed a negative pressure containment around the opening in the 22nd floor lobby/hallway. The space was approximately 2 feet by 10 feet, and 12 feet in height.

Visible mold growth was observed within the opening adjacent to the north wall of Elevator Shaft #9. Greater than 50 square feet of visible mold growth was observed on the east, west and south walls of the opening. Limited visual access of the adjacent spaces on the 23rd and 21st floors was possible through small openings in the ceiling and floor concrete decks of the 22nd floor. These spaces appeared to have similar visible mold growth quantities as observed in the 22nd floor opening.

South Side Observations – August 27, 2008

On August 27, 2008, Mr. Chris Corpuz and Mr. James LaCroix of LCD had the opportunity to observe the opening of the wall space located south of Elevator Shaft #7. JLS was also on site to cut open and close the wall, along with additional observers from BioMax Environmental Inc. (BioMax) and Hygiene Technologies International Inc (HTI).

When the wall was initially breached by JLS, a significant increase in negative pressure was immediately experienced and recorded by the containment manometer. Throughout the viewing period, a significant flow of air was observed entering into the wall opening created by JLS.

In general, the wall space is similar in design, size, and construction materials to the NORTH side wall space, with one significant difference; the northwest end of the space is completely open to a large plenum that is located along the east wall of the freight elevator shaft. A preliminary investigation of the building drawings shows this space to be a return plenum for the exhaust fans located in the men's restrooms. The return plenum is exhausted by Exhaust Fan #2 which is located on the south side of the 12th Floor mechanical room. This explains why the wall space is under negative pressure.

At the bottom of the south and east corner of the space, there was less than 25 square feet of visible mold growth. Visual observations were extremely limited in the adjacent spaces (on the 23rd and 21st floors) through small openings in the ceiling and floor concrete decks of the 22nd floor. The limited areas observed did not appear to have any visible mold growth. LCD recommends that additional destructive testing and investigation be performed based on our observations of visible mold growth in the north and south external elevator shaft spaces. The additional destructive testing is necessary to define the scope of fungal contamination within the elevator shafts and adjacent areas.

Limitations & Qualifications

1. The assessment performed by LCD does not include or cover the following matters: Matters that are subsequently discovered that could not have been reasonably foreseen or detected, using industry standards, during the performance of the assessment. Matters that could not have been discovered by LCD because of barriers, lack of access or other matters affecting accessibility. Matters that were not disclosed to LCD prior to, during or after the performance of the assessment. Any new deficiency that arose after the completion of the assessment by LCD.
2. To the extent that additional information becomes available to LCD, LCD reserves the right (without any obligation to do so) to modify its evaluation and/or this Report at any time based upon further review and analysis of any such additional information or data.

3. Certain items mentioned in the Report were performed by others not involving the supervision of, or management by, LCD, but were relied upon by LCD in making its evaluation and assessment.
4. The assessment performed by LCD is not meant or intended to supplement, modify or extinguish any warranty or representation made or given by third parties performing any of the recommended corrective work.
5. When consultation involves microbiological growth, or any assessment thereof, such microbiological growth may reoccur if the source of the growth is not remedied. All remediation of fungi in indoor environments can be inherently limited in the sense that conclusions are drawn and recommendations developed from information obtained from limited research and site evaluation. Except as may be noted in the assessment performed by LCD, subsurface areas, latent defects, or non-accessible areas and conditions were not field investigated and may differ from the conditions implied by the surface observations. Additionally, the passage of time may result in a change in the environmental characteristics at the subject property and the surrounding properties. No investigation or assessment can absolutely rule out the existence of any microbiological growth at any given site. LCD does not remediate or remedy sources of microbiological growth.
6. This Report and the assessment/survey conducted by LCD is prepared, and was performed, solely for the use and benefit of the client identified at the beginning of this Report. No other party may rely on this Report for any other purpose.

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

Figure 1.

