

## Environmental

### A) Mold

Attached to this section are; owner provided Mold Inspection Report dated 02/05/14 and Laboratory Report dated 02/14/14.

Stated simply, the building has a mold problem. As a result of the two recent water leaks, a more aggressive inspection was performed. Mold was found to be more wide spread than originally thought. On all floor levels mold was found in various exterior wall cavities. (Reference Picture Summary and Drawing SK-5, Drawing SK-3)

In order to remediate this high concentration of mold from the building, the water breaches into the building will need to be fixed as a first step. This work includes:

- 1) Waterproofing the building basement walls
- 2) Replacing caulking and fixing flashing
- 3) Replacing roof and wall caps
- 4) Replacing windows
- 5) Properly insulating exterior walls to manage dew point in wall system (Drawing SK-4)

The second step is to actually remove all easily accessible building components that contain mold (Generally drywall) (Drawing WL-2). The final step is to remediate the remaining mold contamination within the building. The remainder of the building will be holistically treated as per American Mold Experts protocol program. This entire building treatment is reported to provide proven results with warranty protection for the city.

## Environmental Continued:

### B) Asbestos

The building was inspected by Alliance Environmental Group, Inc. for the likely presence of asbestos.

Inspection and lab reports concluded that asbestos was found in the 9” square floor tile, in some of the floor tile mastic, and in various pipe insulation runs.

There are various courses of action:

- 1) Leave as-is undisturbed
- 2) Abate only when product is disturbed
- 3) Abate all asbestos and clean building 100%

Our recommendation will depend upon what ultimately will be done with the building such as:

#### A) Demolish structure

Recommendation: Abate old floor tile and floor mastic on concrete floor slabs to be recycled. Also Abate pipe insulation.

#### B) Partially renovate building

Recommendation: Abate old floor tile and pipe insulation

#### C) Full building renovation

Recommendation: Abate old floor tile and pipe insulation

## Environmental Continued:

### C) Lead

In 1978 all lead based paint products were banned from sale in the US. At the time of this building construction (1970) there was a possibility that some lead base paint products were used, therefore a field tests were performed.

Michael Witteveen of Tecton Construction Management, Inc., an EPA Certified LEAD Safe Company (certification #NAT-75782-1), performed the field test.

Samples were taken from various original building elements and field tested for lead content.

Results are as noted below:

<u>SAMPLE MATERIAL</u>	<u>LEAD PRESENT</u>	<u>CONFIRMATION TEST</u>
1) Metal painted exit door frame, 1 <sup>st</sup> floor South	None	Confirmed
2) Vinyl wall covering and mastic in south exit corridor	None	Confirmed
3) Painted wall surface council chamber	None	Confirmed
4) Wood trim varnish council Chamber	None	Confirmed