



January 14, 2016

Mr. Jeff Klenk
Grounds Services
Howard County Public School System
10910 Route 108
Ellicott City, MD 21042

**Re: St. John's Lane Elementary School
Oversight during Mold Remediation and Investigation
HCPSS Contract Number: 087.12.B3 (IH Monitoring Services)
Tidewater Job Number: 1061-031**

Dear Mr. Klenk:

Tidewater, Inc. (Tidewater) was contracted by the Howard County Public School System (HCPSS) to oversee mold remediation and perform a mold investigation at St. John's Lane Elementary School located at 2960 St. John's Lane, Ellicott City, Maryland 21042. Tidewater's Scope of Work included overseeing the removal of moisture/water-impacted gypsum board drywall and associated building materials in Room 79 and Library Room 102, and investigating and documenting observations within the wall cavities in Rooms 81, 82, 83, 84 and 85. Tidewater's industrial hygienist, Mr. Neadalee Mah performed the oversight and inspections on December 26, 2015.

Background and Site Observations

The mold remediation was performed by Asbestos Specialist, Inc. (ASI) located at 7585 Washington Boulevard, Suite 104 in Elkridge, Maryland. Tidewater's representative, Mr. Neadalee Mah, performed oversight during the remediation and conducted the final visual inspections to verify that all water-impacted materials and mold contaminated materials were removed in Room 79 and Library Room 102. Mr. Mah also documented his observations in Rooms 81, 82, 82, 84 and 85 where ASI made test cuts in the drywall to facilitate the inspection for presence of water-impacted materials and mold contaminated materials within the wall cavity.

The following observations were documented by Tidewater:

- Room 79: The interior drywall layer of the South wall in Room 79 was entirely demolished by ASI, within a full containment, and all moisture-impacted materials were removed. During this procedure, Tidewater observed mold growth on water-damaged fiberglass insulation within the wall cavity, and scattered areas of microbial growth and water staining on both interior and exterior layers of the drywall system (south wall). The contractor ASI cleaned the wall cavity with a vacuum equipped with High Efficiency Particulate Air (HEPA) filters to remove any residual accumulations of dust and debris. And then a Shockwave disinfectant sanitizer was applied on all surfaces and wood components.
- Library Room 102: Critical barriers were erected at the entrance door of the Library Room where water staining and microbial growth was identified on the drywall roof deck above the doorway. The fiberglass batt insulation in the impacted area was removed for proper disposal. ASI HEPA vacuumed and cleaned the surfaces on the roof deck, and applied the Shockwave disinfectant sanitizer on all the surfaces.



- Rooms 81, 82, 83, 84 and 85: ASI made 12" x 12" test cuts in the drywall to facilitate observations of hidden mold and water intrusion inside the wall cavity. Test cuts were made in Room 81 south wall, Room 82 South wall, Room 83 East wall, Room 84 North wall, and Room 85 North wall. In all instances, Tidewater observed wet fiberglass insulation and patches of mold growth and water staining on the drywall. ASI cleaned, HEPA vacuumed, and applied the Shockwave disinfectant sanitizer to all the surfaces within these openings.

Photographs were taken from each Room to document the observations before and after remediation. The floor plan provided by HCPSS is included in Appendix A, and the photo log is included in Appendix B.

Recommendations

Based on observations made during the site visit and information provided by HCPSS, Tidewater recommends the following:

- Prior to implementing remediation action, the underlying cause(s) of moisture/water intrusion shall be rectified to mitigate reoccurrences of intrusion and/or future microbial growth.
- Rooms 81, 82, 83, 84 and 85 should be further addressed to demarcate the area and extent of microbial growth and water-impacted building materials.
- Additional moisture/water-impacted materials and materials exhibiting suspect mold growth should be remediated by a qualified contractor experienced in microbial and/or water infiltration remediation procedures.

Tidewater is pleased to have performed this cleanup oversight for HCPSS. If you have any questions please call us at (410) 540-8700.

Sincerely,

TIDEWATER, INC.

H. B. M. Rodrigo

Meneka Rodrigo
Project Manager

APPENDIX A
St. John's Lane Elementary School Floor Plan

ASI. above doorway remove additional fiberglass batt insulation to survey extent of minor mold spotting as observed in exposed area of gypsum roof deck. disinfect and seal.

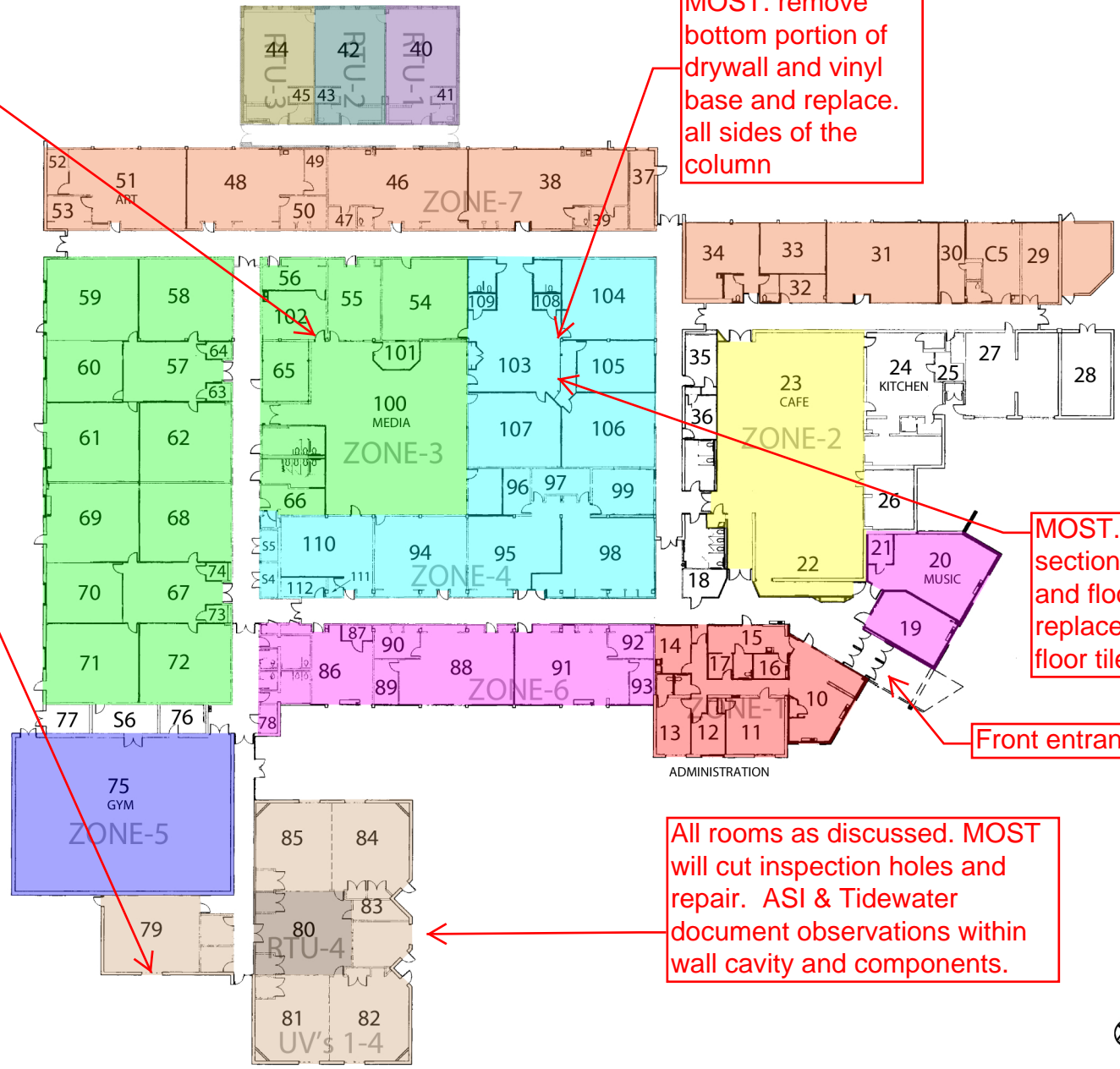
MOST. remove bottom portion of drywall and vinyl base and replace. all sides of the column

ASI. Wall removal. MOST. wall replacement.

MOST. Remove section of carpet and floor tile and replace with new floor tile

Front entrance.

All rooms as discussed. MOST will cut inspection holes and repair. ASI & Tidewater document observations within wall cavity and components.



- ZONE-7
- RTU-1
- RTU-2
- RTU-3
- RTU-4
- UV's 1-4
- ZONE-1
- ZONE-2
- ZONE-3
- ZONE-4
- ZONE-5
- ZONE-6



APPENDIX B
Photo Log

PHOTO LOG 1

St. John's Lane Elementary School



Photo 1: St. John's Lane Room 79 – Mold and Water Staining



Photo 2: St. John's Lane Room 79 – Mold on the Drywall



Photo 3: St. John's Lane Room 79 – Mold on the Batting Insulation and Drywall

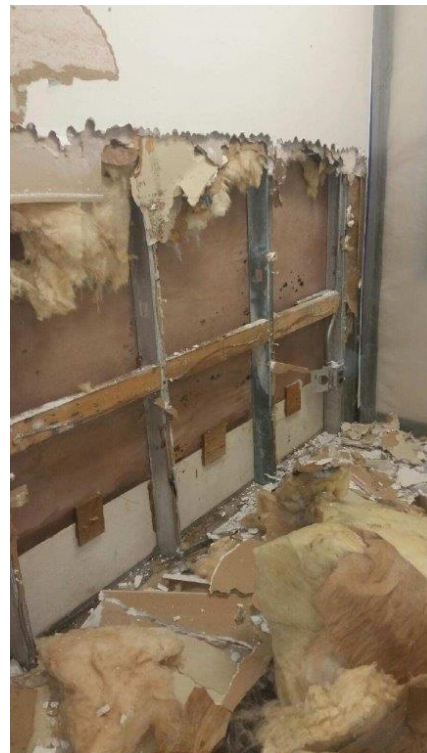


Photo 4: : St. John's Lane Room 79 – Mold on the Batting Insulation and Drywall

PHOTO LOG 2

St. John's Lane Elementary School



Photo 5: St. John's Lane Room 79 – After Remediation

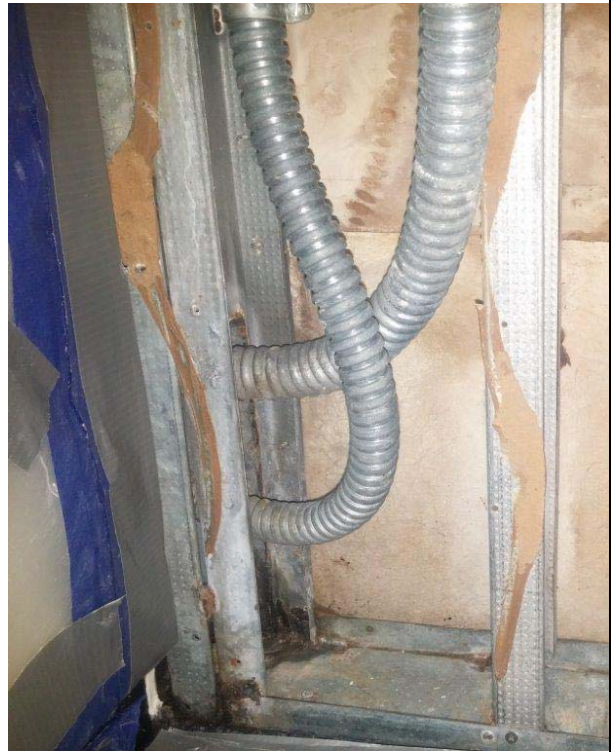


Photo 6: St. John's Lane Room 79 – After Remediation



Photo 7: St. John's Lane Room 79 – After Remediation



Photo 8: St. John's Lane Room 79 – After Remediation

PHOTO LOG 3

St. John's Lane Elementary School



Photo 9: St. John's Lane Library Room 102 Above Doorway – Mold on the Roof Deck Drywall



Photo 10: St. John's Lane Library Room 102 Above Doorway – After Remediation



Photo 11: St. John's Lane Room 82 Test Cut on South wall – Presence of Mold and Water-staining



Photo 12: : St. John's Lane Room 82 Test Cut– After Cleanup and Encapsulation with Shockwave Sanitizer

PHOTO LOG 4

St. John's Lane Elementary School



Photo 13: St. John's Lane ES Room 83 Test Cut – Presence of Mold and Water-Impacted Materials



Photo 14: St. John's Lane ES Room 83 – After Cleanup and Encapsulation with Shockwave Sanitizer



Photo 15: St. John's Lane Room 84 Test Cut – Presence of Mold and Water-staining



Photo 16: : St. John's Lane Room 84 Test Cut– After Cleanup and Encapsulation with Shockwave Sanitizer



Photo 17: St. John's Lane Room 85 Test Cut – Presence of Mold and Water-staining



Photo 18: : St. John's Lane Room 85 Test Cut– After Cleanup and Encapsulation with Shockwave Sanitizer