

HMS, Inc.
HAZARD MANAGEMENT SERVICES, INC.
PO Box 576848
Modesto, CA 95357-6848
(209) 551-2000 • (209) 575-5657 Fax

March 4, 2009

Stan Dobbs, Interim Bond Director
Solano County Community College
4000 Suisun Valley Road
Fairfield, CA 94534

Dear Mr. Dobbs,

This reports lists the results of an exercise to determine mold spore populations in various locations of Building 1200. Several members of the college staff had reported odors in the buildings, and, since some water intrusion was apparent, the possibility of mold concentrations was an issue. On 2/25/09 James E Sharp and Tina Markley of Hazard Management Services, Inc. collected mold spore trap samples in an effort to determine the extent of mold contamination.

Observations

The ventilation system for the building was operating and the average temperature inside the building was 68°F. The outside temperature was about 60°F. Outside conditions were mostly sunny with a 10-15 mph wind. The samples were collected between 10:00 AM and noon. The Control Room attic where two samples were collected was very dusty but no particular odors were detected. Air movement was detectable. The seating area was very clean with no detectable water intrusion on the floors and walls. There was a six to eight foot diameter water damaged area on the ceiling area in the back of the seating area. The Green Room had a substantial water leak in one corner of the room. Three 2' X 4' false ceiling panels were saturated from the recent rain. The walls above the ceiling panels were wet and there was a water stain on the wall under the level of the panels. See Picture No. 1. There was a detectable musty odor at the ceiling level. Mold growth was seen on a wall above the panels but due to the geometry of the area a tape-lift sample could not be safely collected.

Procedures

A high volume vacuum pump was used to aspirate air through Zefon Air-O-Cell cassettes. The cassettes are designed to capture mold spores, pollen, dust and other particulates. The pump was calibrated at 10.0 liters of air per minute and each sample ran for exactly 15 minutes so that a total of 150 liters of air passed through each cassette.

One sample was set up on a ventilation duct in the Control Room attic near the damaged plaster shown in Picture No. 3. Another sample was also collected in the Control Room attic but was placed near the center edge of this level close to the edge. A sample was also set up in the auditorium area, stage left. The last interior sample was taken at the level of the ceiling panels in the Green Room.

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Two outside samples were taken for comparative purposes. One was taken outside the backstage area. It was collected prior to the interior samples. Another outside sample was collected outside an emergency exit door in the seating area. It was taken after the interior samples were collected.

All samples were uniquely identified and were sent along with a Chain of Custody to Forensic Analytical Specialties, Inc. for analysis by FASI Method IAQ 101. See attached laboratory accreditations.

Results

Following is a table which lists the results from each location.

<u>Location</u>	<u>Spores/Cubic Meter of Air</u>
Attic above Control Room - near leak	96
Stage left- seating area	260
Center - Control Room Attic	73
Outside- Backstage area	3300
Outside-Auditorium emergency exit	3600
Green Room -at false ceiling panels	820

The average outside total mold spore level was 3450 spores per cubic meter of air. The two samples collected in the Control Room attic and the one in the seating area were all very low when compared to outside levels. The sample taken in the Green Room was low when compared to outside levels but was about 5.7 times higher than the average of the other three interior samples. It also contained a couple of species (Ascospores and Penicillium/Aspergillus) that were not seen in the other interior samples although they were found in the outside samples.

When evaluating mold spore sample results it is a common practice to look at two issues. First, the interior samples should not significantly exceed outside levels. In this evaluation interior samples were significantly lower than outside spore levels.

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The second means to evaluate results is to compare species found inside and outside. If there are populations of given species found inside that are not also found outside there is a possibility for a reservoir of growth inside. In this evaluation there were no significant species found inside that were not also found outside.

Conclusion

Except for the fact that the Green Room sample was significantly higher than the other interior samples, there is no evidence of a current mold problem. However, the two major water leaks detected and shown in the attached pictures are conditions of concern. Mold spore levels will undoubtedly increase as the drywall and ceiling panels provide nutrient sources. In saturated areas dryrot of wood may also occur. It is imperative that water intrusion, which is apparently caused by roof leaks, be stopped or mold levels will undoubtedly increase.

If you have any questions please call (209) 551-2000.

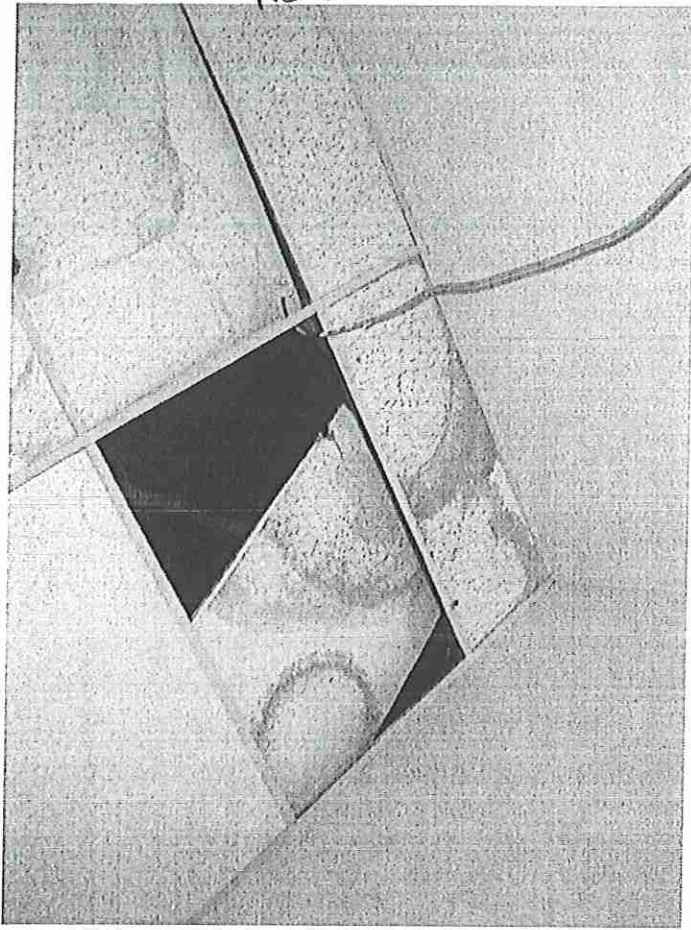
Sincerely,

James E Sharp
Cal/OSHA 05-3819

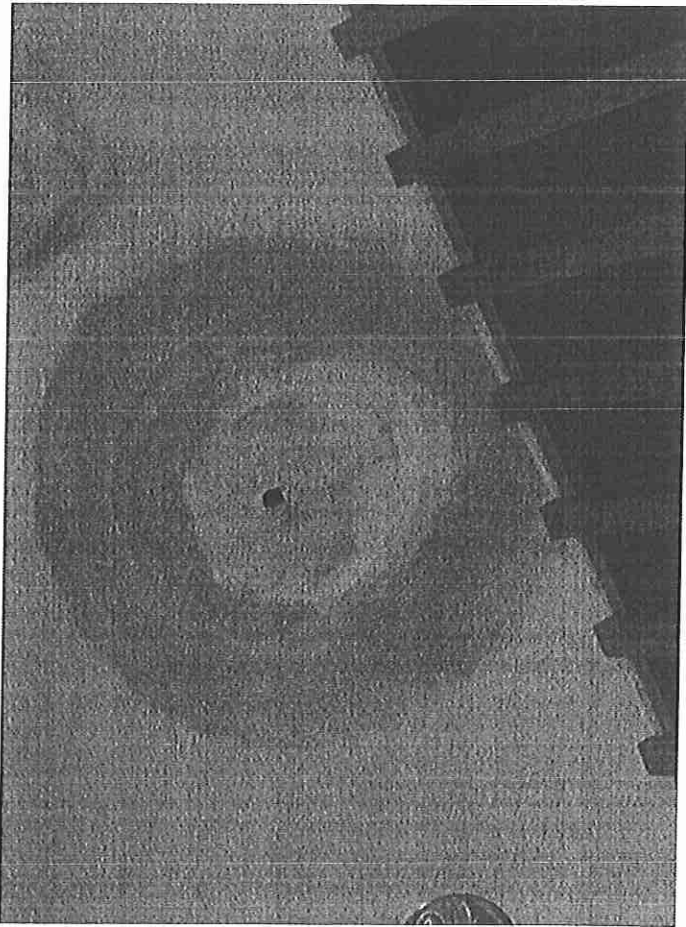
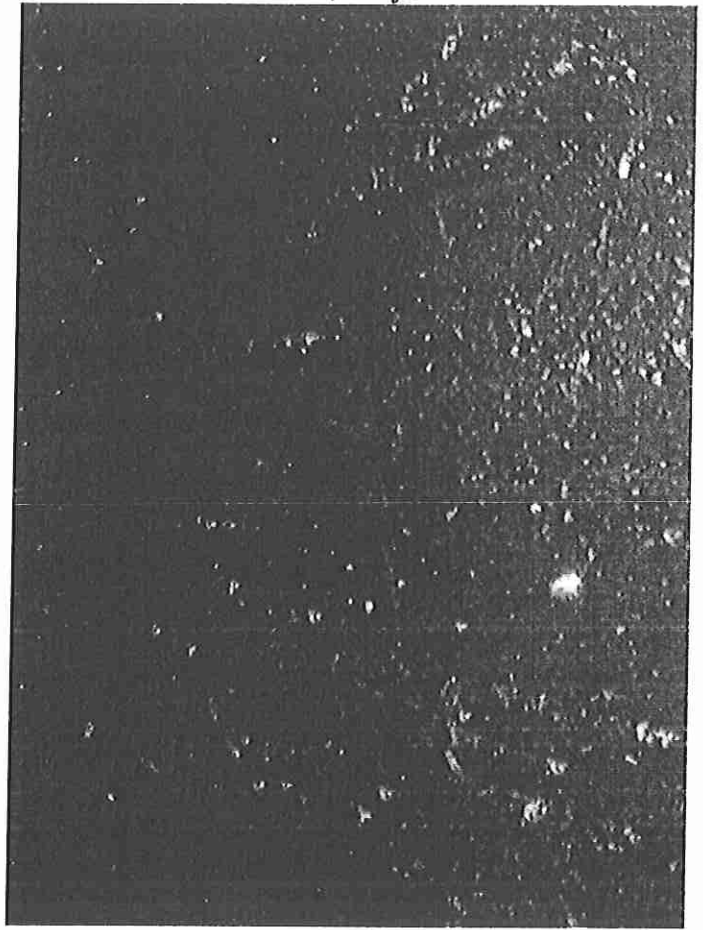
PICTURE LOG

- No. 1 Water damaged ceiling tiles in Green Room
- No. 2 Mold growth on wall above ceiling panels in Green Room
- No. 3 Water damage to plaster in Auditorium seating area.
- No. 4/5 Two views of water pooling on roof near area where plaster ceiling is water damaged.

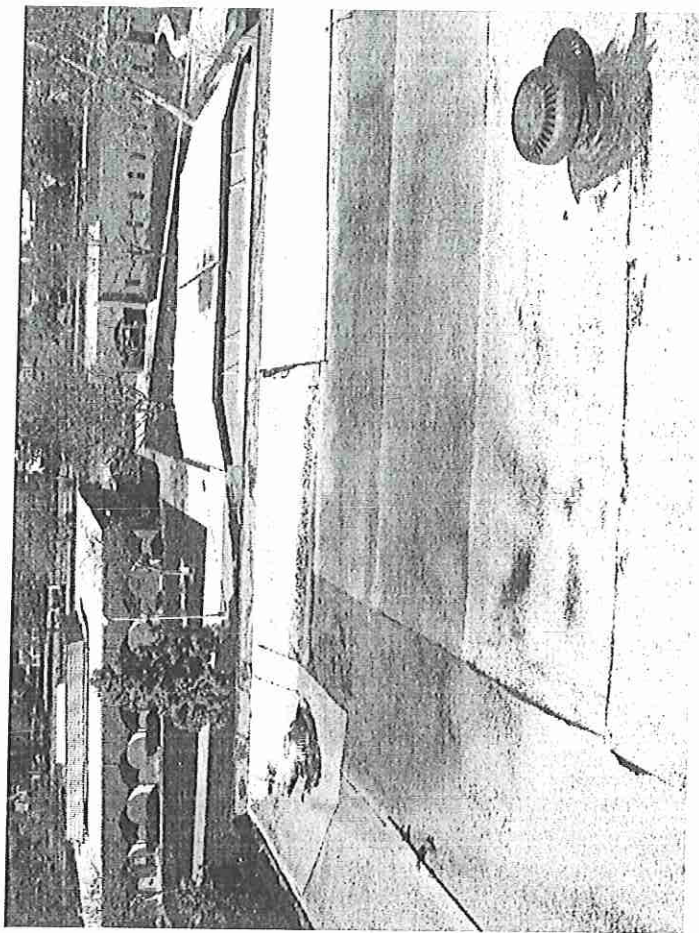
NO. 1



NO. 2



NO. 3



NO. 4



NO. 5



Non-Viable Air Fungal Analysis

Hazard Mgmt Services - Modesto
 Mike Sharp
 PO Box 576848

Modesto, CA 95357-6848

Sample Type: Zefon Sampler
 Analysis: Direct Microscopy; FASI Method IAQ 101
 Job ID / Site: Solano County Community College, Bldg. 1200 - Auditorium

Client ID: 1146
 Report Number: F077710
 FASI Job ID: 1146
 Date Received: 02/27/09
 Date Analyzed: 03/02/09
 Date Printed: 03/03/09
 First Reported: 03/03/09

Lab Number	40097384				40097385				40097386			
Sample ID	HMS M09-024-04				HMS M09-024-05				HMS M09-024-06			
Location	Outside - backstage area				Outside - emergency exit				Green Rm ceiling - wet area			
Sample Date	02/25/09				02/25/09				02/25/09			
Volume	150.0 L				150.0 L				150.0 L			
Organism	Spores ⁺	%	LOD	S/m ³	Spores ⁺	%	LOD	S/m ³	Spores ⁺	%	LOD	S/m ³
Alternaria	1	0.2	6.7	6.7	-	-	-	-	-	-	-	-
Ascospores	21	11.4	18	370	31	15.3	18	550	3	6.5	18	53
Basidiospores	106	57.3	18	1,900	133	65.5	18	2,400	25	54.4	18	440
Bipolaris / Dreschlera	-	-	-	-	1	0.2	6.7	6.7	-	-	-	-
Botrytis	1	0.5	18	18	1	0.5	18	18	-	-	-	-
Chaetomium	-	-	-	-	-	-	-	-	-	-	-	-
Cladosporium	47	25.4	18	840	34	16.8	18	600	12	26.1	18	210
Epicoccum	-	-	-	-	-	-	-	-	-	-	-	-
HYPHAL FRAGMENTS *	-	-	-	-	-	-	-	-	1	-	18	18
Oidium	6	1.2	6.7	40	1	0.2	6.7	6.7	-	-	-	-
Penicillium / Aspergillus	7	3.8	18	120	3	1.5	18	53	6	13	18	110
Rusts/smuts/myxomycetes	-	-	-	-	-	-	-	-	-	-	-	-
Ulocladium	1	0.2	6.7	6.7	-	-	-	-	-	-	-	-
Total	190			3,300	204			3,600	46			820
Particulate Density	Minor				Trace				Minor			
Comments												



Non-Viable Air Fungal Analysis

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Client ID: 1146
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FASI Job ID: 1146
Date Received: 02/27/09
Date Analyzed: 03/02/09
Date Printed: 03/03/09
First Reported: 03/03/09

Explanations:

Spores ⁺	Actual number of spores counted in portion of sample examined
%	Percent of Total
LOD	Limit of Detection (Units are the same as result units)
S/m ³	Spores per cubic meter of air sampled
Spores/S	Number of spores per sample
*	Not included in Totals Calculations
TNTC	Too Numerous To Count
ND	None Detected
Particulate Density	Amount of background particulate present

Background Particulate Density Estimated As Follows:

Trace	Very little present
Minor	Present but not in large quantity
Major	Present in most of sample
Abundant	Covering almost entire sample
Overloaded	Covering entire sample

Guidelines For Interpretation:

No accepted quantitative regulatory standards currently exist by which to assess the health risks related to mold exposure. Molds have been associated with a variety of health effects and sensitivity varies from person to person.

Several organizations, including: the American Conference of Governmental Industrial Hygienists (ACGIH); the American Industrial Hygiene Association (AIHA); the Indoor Air Quality Association (IAQA); the United States Environmental Protection Agency (USEPA); the Centers for Disease Control (CDC), as well as the California Department of Health Services (CADHS), have all published guidelines for assessment and interpretation of mold resulting from water intrusion in buildings.

FALI reports solely the organisms observed on the sample(s). This is not an inclusive list of the fungal types identified in the microbiology laboratory.

Melissa Piercey, Microbiology Laboratory Supervisor, Hayward Laboratory

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Forensic Analytical

Microbial Analysis Request Form

Company: HMS, Inc. Client ID#:
 Street: P.O. Box 576848 City: Moderio State: CA Zip: 95357-6848
 Contact: Jim Sharp Phone #: 209-551-7000 Fax #: 209-575-5657
 Site: BLDG. 1200 - Auditorium Job: Solano County Community College
 Comments: As for results when completed

P.O. #: _____ Date: 2-26-09
 Turn Around Time: 48 hr. Extended: _____
 DUE DATE: 3-3-09 DUE TIME: 12:00 noon please

Sample ID	Date/Time	Sample Location/Substrate	FOR AIR SAMPLES ONLY			Sample Area or Air Volume, liters	Analysis Requested (See Codes on Back)	Media Type (MEA, DG18, Cellulose, CMA, Other)
			Time On/Off	AVG. LPM	Total Time, min			
<u>HMS</u>								
<u>M09-024-01</u>	<u>2-25 AM</u>	<u>Affic Above Control Pan</u>		<u>100</u>	<u>15</u>	<u>150.0</u>	<u>Non-viable</u>	<u>Zefon</u>
<u>M09-024-02</u>	<u>" "</u>	<u>Stage Left - Seating Area</u>		<u>100</u>	<u>15</u>	<u>150.0</u>	<u>" "</u>	<u>" "</u>
<u>M09-024-03</u>	<u>" "</u>	<u>Center - Control Pan Affic</u>		<u>100</u>	<u>15</u>	<u>150.0</u>	<u>" "</u>	<u>" "</u>
<u>M09-024-04</u>	<u>" "</u>	<u>Outside - Back Stage Area</u>		<u>100</u>	<u>15</u>	<u>150.0</u>	<u>" "</u>	<u>" "</u>
<u>M09-024-05</u>	<u>" "</u>	<u>Outside - Emergency Exit</u>		<u>100</u>	<u>15</u>	<u>150.0</u>	<u>" "</u>	<u>" "</u>
<u>M09-024-06</u>	<u>" "</u>	<u>Green Am ceiling - wet area</u>		<u>100</u>	<u>15</u>	<u>150.0</u>	<u>" "</u>	<u>" "</u>

Sampled by: Jim Sharp Date: 2-26-09 Time: 1000-1200
 Shipped via: Fed Ex UPS Airborne Courier Drop Off Other: _____

Relinquished by: _____
 Date / Time: _____
 Condition Acceptable? Yes No
 Received by: _____
 Date / Time: _____
 Condition Acceptable? Yes No

San Francisco Office: 3777 Depot Road, Suite 409, Hayward, California 94545-2761 / Telephone: (510)887-8828 * (800)827-3274 / Fax: (510)887-4218
 Los Angeles Office: 2959 Pacific Commerce Drive, Rancho Dominguez, California 90221 / Telephone: (310)763-7374 * (888)813-9417 / Fax: (310)763-8684
 Las Vegas Office: 3900 Paradise Road, Suite 181, Las Vegas, Nevada 89109 / Telephone: (702)784-0040 / Fax: (503)784-0030