

Appendix I

Actions on Previous BEHA Recommendations

The following is a status report of action(s) taken on previous BEHA recommendations (**in bold**) based on reports from building staff, documents, photographs and BEHA staff observations.

1. **Continue with plans to employ a consultant to characterize the extent of possible mold contamination to GW above the ceiling plenums and elevator foyer columns.**

Action Taken: Consultant was hired by Reit Management.

2. **Continue with plans to remediate the elevator shaft water accumulation. Prior to the release of this report, RMR (Reit Management & Research) reported that a mason was contacted to repair the masonry in the base of the elevator shaft. RMR also reported that a drain in the elevator floor was located and cleared of clogs.**

Action Taken: Floor of elevator shaft was free of pooling water (see Picture 1). Some water penetration continues to exist, but is removed from the floor by the drain.

3. **Lynn school officials report that RMR identified the leak in the roof of the elevator penthouse as a possible continued source of water that is staining ceiling tiles in the 6th floor foyer. Efforts are in progress to remediate this leak.**

Action Taken: The leak was sealed and the 6th floor elevator foyer appeared to be free of water damaged ceiling tiles after several severe rainstorms.

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- 4. Continue with efforts to separate the building's HVAC system from the basement record storage area.**

Action Taken: Vents connecting the basement to the buildings HVAC system were sealed (see Pictures 2 and 3).

- 5. Remove leaking batteries from the basement.**

Action Taken: Batteries were removed from basement (see Picture 4).

- 6. Examine each fresh air diffuser for function. Survey offices to ascertain if an adequate air supply exists for each room.**

Action Taken: This activity is an ongoing project.

- 7. Consider having the systems balanced by an HVAC engineering firm.**

Action Taken: Reit Management reports that this activity is under consideration.

- 8. Seal all abandoned pipes entering into the basement from the outdoors. Seal all pipe, conduit and other penetrations through the basement ceiling that penetrate into the 1st floor office space.**

Action Taken: Pipes and other holes in the basement ceiling were sealed with expanding foam (see Pictures 5 and 6 for examples).

- 9. Clean debris from the interceptor drain in the basement floor.**

Action Taken: Some debris continues to exist in interceptor drain. Reit Management assured that these materials would be removed.

- 10. Replace mold colonized pipe insulation.**

Action Taken: Moldy pipe insulation was removed.

- 11. Consider removing/sealing the turbine exhaust vents on the roof if their purpose was rendered obsolete.**

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Action Taken: Each turbine vent provides exhaust ventilation for meeting areas of the building. No plans exist to remove these vents.

- 12. Removal of the water damaged GW above the 6th floor foyer should be considered. Consult a building engineer as to what materials may be used other than GW to provide fire resistance.**

Action Taken: GW was removed and replaced (see Picture 7).

- 13. Consult a building engineer to examine options for repairing the seal in the granite exterior wall system. Repairs may include replacement of damaged slabs.**

Action Taken: Seams in the granite exterior wall system were replaced. Repairs were made on holes. Reit Management planned further repair work on holes in granite slabs (see Picture 8).

- 14. Consult a building engineer as to the best method for preventing or minimizing water penetration through the foundation.**

Action Taken: Repair of the granite exterior wall system and removal of peeling paint were the remediation methods used. In addition, porous materials (e.g., paper records) were sealed within airtight plastic boxes to prevent moisture exposure (see Picture 9). Other porous materials were removed from the basement.

- 15. Repair/replace windows that are inoperable or difficult to open.**

Action Taken: No information was available concerning this recommendation at the time of these visits.

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Picture 1



Floor Of Elevator Shaft Was Free Of Pooling Water

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Picture 2



Sheet Metal Installed In Duct to Prevent Basement Draw

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Picture 3



Sheet Metal Installed In Another Duct to Prevent Basement Draw

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Picture 4



Batteries Were Removed From Basement

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Picture 5



Pipes and Other Holes in the Basement Ceiling Were Sealed With Expanding Foam

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Picture 6



Pipes and Other Holes in the Basement Ceiling Were Sealed With Expanding Foam

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Picture 7



Replaced Gypsum Wallboard above 6th Floor Elevator Lobby

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Picture 8



Sidewalk/Exterior Wall Seam Under Repair

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Picture 9



Records Sealed Within Airtight Plastic Boxes to Prevent Moisture Exposure