

IES Indoor Environmental Services

"Offering our Customers Facility Solutions in California & Nevada"

April 23, 2013

Chris von Kleist
Superintendent
Orland Unified School District
1320 Sixth Street
Orland, CA 95963

Dear Mr. von Kleist:

Indoor Environmental Services has previously inspected and attempted to remedy the presence of mold and stagnant air due to improper construction and age of the District office HVAC system.

We found an improper HVAC installation where the existing designed outside actually introduced mold conditions and stagnant air into the facility. Through its improper design it brought outside air into the building from the outside paved area where mold was present due to the existence of standing water which was prevalent throughout the year. IES installed UV lighting system to aide in the air distribution air quality


We also discovered the existing ducting system to have remnants from a previous fire even with the fact that the ducts were replaced after the fire. IES performed duct cleaning which improved the condition but was unsuccessful in eliminating the condition completely.

These conditions in our opinion produced the existence of Stachybotrys. Stachybotrys grow on water- damaged cellulose-rich materials such as sheet rock, paper, ceiling tiles, cellulose containing insulation backing and wallpaper. This fungus is significant due to its ability to produce mycotoxins that are extremely toxic.

Exposure to these toxins can produce a variety of symptoms including dermatitis, cough, cold and flu symptoms, headache and fever. It generally appears as a sooty black fungus, and is best isolated using surface sampling techniques - Stachybotrys spores do not readily become airborne and therefore the presence of the fungus is not always detected using air sampling techniques.

Sincerely,

Indoor Environmental Services, Inc



Stan Butts
Vice President



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R&R Horn Contractors, Inc.

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January 11, 2013

Chris von Kleist
Orland Unified School District
1371 Cortina Drive
Suite 140
Orland, CA 95963

RE: 1320 Sixth Street Building. Orland, CA

Dear Chris,

We have performed a site visit as well as reviewed pertinent information provided to us regarding the history of the existing office building. Following is a summary of our findings that may be of assistance to you.

- The flat roof is very near the end of its life cycle and does not appear to be adequately sloped. It is estimated that the roofing is between 25 to 30 years old. It is highly typical that roofs of this type and age contain asbestos, although no testing has been performed to determine its presents. Replacement will be required within the next few years.
- There appears to be some dry rot at the cover structure along the front of the building which should be addressed before it gets progressively worse.
- The building's exterior walls are finished with stucco and cracks are present. It is unclear as to the age of this exterior wall finish system, but it appears to be original, making it at least 25 years old. In addition, as evident in photos from remodel work performed in 2010, the exterior backing used in the stucco system is a fiber material board and not waterproof. No vapor barrier or paper is present. This could be another source of water infiltration into the building interior. Removing, installing a new perimeter moisture barrier and a new 3-Coat stucco system should be considered.
- The Mold Test that was performed in 2010 indicated the presents of mold. Additionally, observations during our site visit would indicate that the potential

for the presents of mold within conceal spaces is likely. It was also noted that during prior remodel work in 2010 and 2011, as evident in construction photos, mold was discovered within some concealed spaces and mitigated. While walking the perimeter of the building there appears to be locations where the building is setting below grade or adjacent exterior grade finishes, creating standing water after rain events. This water ultimately will migrate and find its way into the building. The best solution to remedy this issue would be to demolish the building, raise the building pad and reconstruct.

- HVAC ducting installation dates back to before the fire in 1995. It has also been mentioned that there is improper air distribution effecting equipment performance and utility costs. Ducting should be replaced.
- Based on information provided regarding the fire in 1995, the exposed framing was chemically treated to the fire/smoke smell and residue. Although not tested to date, this chemical treatment could relate to the issues that were experienced while occupying the building. If this was found to be the case, replacement of framing material may be necessary.
- ADA Compliance: Due to the age of the building and the necessary work to bring it up to a reasonable standard, ADA upgrades would be required per Code. Primary costs would be associated with, but not limited to, creating an accessible Path-of-Travel to the entry along with compliant handicap parking space(s), widening hallways, redoing the reception area and counter, new ADA compliant multi-occupancy restrooms and possible street frontage improvements for sidewalks, etc.

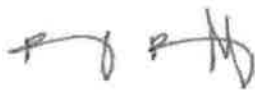
Costs to correct the major issues would be substantial and to complete those repairs would trigger the requirement to provide improvements to meet current ADA Standards. An estimated range for costs to bring the structure up to reasonable standards could be between \$250,000.00 to \$350,000.00. The District should also take into account the ongoing maintenance expenses involved with an older building.

The existing structure is approximately 4,400 square feet with roughly 975 square feet of exterior covered walks, etc. Replacement costs if you were to demolish and replace with same could be in the neighborhood of \$660,000.00 to \$790,000.00.

The District should review and factor in these issues before deciding on how to proceed with this building.

Please feel free to call me at (530) 342-8655 if you have any questions.

Thank You,



Randy Roetto
Project Manager

Aug-95	DISTRICT OFFICE AND NORTH VALLEY CONTINUATION SCHOOL FIRE Fire was set in North Valley continuation School (presently the board room), and contained to a small area. Considerable smoke and water damage.
Feb-96	DISTRICT OFFICE IS RE-OPENED The district office was was remodeled (all sheetrock was removed and replaced, framing was replaced where needed, all doors were replaced, files and office furniture were removed and treated, carpet was replaced, all walls and ceilings were painted). All work by Cleanrite.
Jun-08	WALLS REMOVED AND ADDED IN RECEPTION AREA AND SUPERINTENDENTS OFFICE. Removed dividing wall in reception area, framed and sheet rocked the doorway to the superintendents office, removed wall and framed in an arch in the superintendents office, textured and painted all new drywall. All work by in house.
Jun-09	DISTRICT OFFICE MAJOR REMODEL
Sep-09	Divided the old Board Room in to 4 offices, framing, drywall and vinyl covered tackboard. Remodeled lunch room and adjoining restroom, framing, drywall and plumbing. Removed walls in new board room, new framing, drywall and vinyl covered tackboard. New HVAC system installed on the roof of the new offices.
Sep-09	HVAC'S AND ALL DUCTS CLEANED
Dec-10	ALL TACKBOARD REMOVED AND REPLACED WITH SHEETROCK, TEXTURE AND PAINT
Jan-11	HVAC'S AND ALL DUCTS CLEANED
	The MSDS on the adhesive used with the tackboard was checked by Zane Scheder in the fall of 2009, bucket and info discarded.
	Carpets are cleaned every summer, we use the same cleaner every year. (Hillyard Clean Action II). We use an extraction carpet cleaner, see attached MSDS sheet.
	HVAC filters are changed every 28 days.
Dec-11	REMOVED WALL IN RECEPTION AREA, REPLACED WALL IN SUPERINTENDENT'S OFFICE AND REMOVED WALL BETWEEN OFFICES Replaced wall in the superintendent's office that was removed June 2008, removed wall in reception area, removed door and sheetrocked

	opening and removed the wall between Accounts Payable and Student Data offices.
Mar-12	Air quality test by Chico Environmental for mold.