

Temporary Housing – Fire Station 91

Summary:

On March 21, 2016, West Coast Restoration conducted destructive testing of the interior walls of Station 91 due to a suspicion of mold. The testing confirmed the presence of mold in three of the four walls at the Fire Station. Subsequently, the station was closed out of concern for the health and safety of the crews.

The Station 91 crews have been working out of the Odd Fellows Hall, which is located just west of the Fire Station on the neighbor's parcel. Working out of this facility is only a short term solution intended to allow the El Dorado Hills Fire Department time to implement a temporary housing option.

Placement of a construction trailer/office is the most efficient and cost effective solution for temporary crew housing. The trailer will allow for a safe workspace and temporary daytime only housing option for the Station 91 crews.

Overview and Background

The Department intends to rent a temporary 10' x 44' modular trailer for daytime use. The trailer has two offices with windows, a common area, two doors and a toilet/sink. The trailer comes equipped with a 300+ gallon septic tank which will be pumped as needed. Both water and electric will be hooked up to the trailer from the existing fire station utilities.

The Department received formal authorization on March 31, 2016, from the El Dorado County Director of Planning to place the construction trailer at Station 91's site. This authorization is considered as a minor modification of Special Use Permit S83-0075, subject to acquisition of proper building permits.

The Department has received two separate bids to place a construction trailer/office on Station 91's site. The first bid was from ModSpace and the second bid was from Performance Modular.

Fiscal Impact:

The fiscal impact is \$15,396.

EL DORADO HILLS TEMPORARY STATION 91		
Project Cost Estimate	QTY.	COST
10X44 Trailer		
One Time Charges (See Quote)	1	\$3,824
Electrical – Hook up to building	1	\$3,550
Electrical Permits - Estimated	1	\$1,500
Ramp Construction	2	\$350
TOTAL ONE TIME CHARGES		\$8,874
Monthly Rental (includes septic tank <u>and pumping service</u>) for a 12 month lease	12 months @ \$456/month	\$5,472
Return Fee at end of lease		\$1,050
GRAND TOTAL AFTER 12 MONTHS		\$15,396

Recommendation:

Staff's recommendation is direct staff to secure the construction trailer for temporary Station 91 daytime housing.

T&M ELECTRIC
PO Box 387
Rescue CA 95672
530-676-8740
tmelectric@sbcglobal.net
Lic #792302



Proposal & Contract

DATE	CONTRACT #
4/4/2016	5133

NAME / ADDRESS
El Dorado Hills Fire Department 1050 Wilson Boulevard El Dorado Hills, CA 95762 916-933-6623

PROJECT
7660 S Shingle Rd/SS

DESCRIPTION	Total
<p>STATEMENT: ws REVISED 04/04/2016</p> <p>This proposal is for the installation of a dedicated 100 amp single phase 4-wire circuit for a modular portable unit as per verbal with Deputy Chief of Operations, Mike Lilienthal</p> <p>SCOPE OF WORK:</p> <ol style="list-style-type: none"> 1. A. Trench with equipment 24" deep by 12" wide from below the meter main panel to the new location of the modular portable unit, approximately 80-ft B. Install 2" PVC conduit schedule 40 from the 200 amp meter main panel to the subpanel located on the modular unit. C. Install a 100 amp single phase 120/240 4-wire dedicated circuit from the existing 200 amp GE meter main panel to the modular unit D. Terminate electrical connections in subpanel that is attached to modular unit E. Install (2) 8-ft by 5/8" ground rod at the modular unit F. Install #6 copper bond between the subpanel and the modular unit and the (2) ground rods. G. Install a 2-pole 100 amp GE breaker in meter main panel to energize modular unit <p>T&M ELECTRIC WILL PROVIDE AND INSTALL THE FOLLOWING Equipment fees for approximately 80-ft of trenching 24" deep by 12" wide 80-ft of 2" PVC conduit 10-ft of 2" PVC conduit schedule 80 Approximately 300-ft of #2 THHN copper wire Approximately 100-ft of #6 THHN copper wire (2) 8-ft by 5/8" ground rods</p>	
Estimate good for 30 days	Total

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PROJECT
7660 S Shingle Rd/SS

DESCRIPTION	Total
<p>PROVIDE AND INSTALL: continued</p> <p>(2) Ground rod clamps (1) 2-pole GE 100 amp breaker Labor</p> <p>EXCLUSIONS FROM CONTRACT:</p> <p>El Dorado County Building Permits State permits if needed Paying prevailing wages - SEE NOTE Submitting certified payroll Load calculations Panel schedules Electrical drawings Title 24 requirements Repairing any electrical inside or outside of the modular unit Providing a subpanel for modular unit Repairing any underground utilities that may be damaged during trenching Upgrading the existing 200 amp meter main panel Installing any additional electrical not mentioned in above proposal Repairing any electrical code violations T&M Electric may find while installing new work</p> <p>NOTES:</p> <p>1. If El Dorado Hills Fire Department chooses to have T&M Electric obtain a permit there will be additional costs to the contract price. In order to obtain the permit load calculations, Title 24 requirements, electrical drawings, panel schedules, etc. will be needed. this will be done on a TIME AND MATERIAL basis only. Estimated costs would be between \$1,500.00 and \$2,000.00. Actual costs may vary.</p> <p>2. This proposal is based upon paying standard wages. this proposal excludes paying prevailing wage or submitting certified payroll. If prevailing wage is required a new proposals with additional costs will be submitted.</p>	
Estimate good for 30 days	Total

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PROJECT
7660 S Shingle Rd/SS

DESCRIPTION	Total
<p>NOTES: continued</p> <p>3. If any underground utilities such as but not limited to: water, propane, telephone, TV, power etc. are damaged during trenching the repairs will be done on a TIME AND MATERIAL basis only.</p> <p>4. If there are any electrical repairs needed inside or outside of the modular unit there will be costs added to the contract price for those repairs.</p> <p>5. If the length of the underground electrical to the modular unit exceeds 80-ft there will be additional costs added to the contract price.</p> <p>CONTRACT PRICE:</p> <p>Payment to be as follows: 30% of contract upon signing contract and ordering material 70% of each item upon completion</p> <p>Respectfully Submitted TIM CLOSNER Date 04/02016</p> <p>Owners Signature _____ Date _____</p> <p>All notes have been read and approved _____ (initials)</p>	<p>3,550.00</p>
Estimate good for 30 days	Total \$3,550.00



LEASE AGREEMENT NO:

OFFER NO: 177084

ACCOUNT NO: 1261138

RETURN EQUIPMENT to
ModSpace:

CA-Sacramento
2910 Ramco St.
Sacramento, CA

Phone:+US(916)373-9000
Fax:+US(916)372-2602

Modular Space Corporation a Delaware corporation ("ModSpace") hereby leases the equipment specified below (the "Equipment") to:

El Dorado Hills Fire Department
1050 Wilson Blvd.
El Dorado Hills, CA 95762

The Equipment will be located at
(subject to Section 3 on attached page):

Firehouse Latrobe Rd.,7660 South Shingle
Rd.
El Dorado Hills, CA 95762

Contact : Michael Lilienthal
Phone : (916)933-6623
PO # :
Proj Name: Latrobe Rd Firehouse
Proj :

Customer hereby leases Equipment from ModSpace for a minimum term of 12 Month(s) (the "Minimum Lease Term" or "Term") from the start of the lease term in accordance with the terms and conditions of this Lease Agreement including the terms and conditions set forth on the attached page (this "Lease"). Rental month is defined as a thirty-day period.

Customer agrees to pay ModSpace without demand and in advance the Monthly rental and other charges on the due dates set forth in this Lease. The anticipated delivery date for the Equipment, subject to Section 3(c) on the attached page, will be on or about .

Unit	Class	Width	Length	Serial No.	Insurance Value	Term	Frequency	Rental Amount
2 room with restroom	SNGL1044	10.00	44.00	None	\$0.00	12	Monthly	\$259.00

ONE TIME CHARGES	
Delivery	
Fuel Charge	(Qty: 1) \$ 18.00
Transportation of Building	(Qty: 1) \$ 595.00
Transportation of Other	(Qty: 1) \$ 225.00
<i>Install and delivery off holding tanks.</i>	
Installation	
Anchor Installation	(Qty: 1) \$ 600.00
Block & Level	(Qty: 1) \$ 105.00
Modification	
Install Modifications	(Qty: 1) \$ 2165.00
<i>Add sink counter area with hot water heater and GFI outlet</i>	
Remove	
Remove Anchors	(Qty 1) \$ *
Unblock	(Qty: 1) \$ *
Return Delivery	
Fuel Charge	(Qty: 1) \$ *
Transportation of Building	(Qty: 1) \$ *
One Time : \$3,708.00	
* Sales Tax (One Time) : \$115.74	
Grand Total (One Time) : \$3,823.74	

OTHER MONTHLY CHARGES	
Rental	
Step Rental	(Qty: 2) \$20.00
VAP Rental	
Sanitary Waste Holding Tank Rental	(Qty: 1) \$145.00
<i>Includes a 300 gallon waste tank with 2/Month pump out service. Additional scheduled service is available for additional monthly fee.</i>	
Monthly : \$424.00	
* Sales Tax (Monthly Lease Items) : \$31.81	
Grand Total (Monthly) : \$455.81	



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Ramps and decks can be provided for an additional costs.
Skirting can be provided for \$15/lin ft. painted to match.
Anything not bid is not included.

* Tax rates will vary with delivery address. Taxes are subject to change by tax authorities without notice.

** If Building Return and Removal rates are not specified , such charges will be billed at current rates at time of termination. **

Prevailing/ Davis-Bacon Wage Applicable: [No] Badging or Access Requirements Applicable: [No] Union Labor: [No]

No agent, employee or representative of ModSpace has any authority to make any representation or warranty concerning the Equipment that is not specifically included in this Lease. Unless specifically identified in this Lease, this Lease supersedes all prior negotiations, proposals and documents . This Lease will not be subject to any additional provision that may be contained in the Customer's purchase order, although Customer's purchase order number may be used by the parties as a convenient reference for invoicing purposes.

Dollyng and rigging trailer in place are not included in the standard setup price and additional charges may apply.
Customer is responsible for any and all plumbing manifolds between and Underneath units as necessary water supply and waste. All fixtures are stubbed out below fixtures.
Customer is responsible for changing the HVAC filter at least every 30 days and will bear costs of repairs resulting from failure to change the filter or damages to the HVAC system resulting from extraordinary conditions.
The removal and installation of tires, axels or hitches to setup or teardown a trailer is not included in ModSpace's standard setup unless otherwise specified.
Installation charges based on level, flat compacted surface not to exceed 6" slope within 100' or additional charges may apply.
Additional charges will be billed in the event site is not ready or for any reason ModSpace is not allowed to do their scope of work upon arrival at site.
This Lease incorporates General Terms and Conditions, Form US20150216, a copy of which can be provided in full text or viewed electronically on ModSpace's website at http://www.modspace.com/resources/document-library/ (Form US20150216). Those General Terms and Conditions include, but are not limited to, disclaimers of warranties of merchantability and fitness and limitation on damages. It is the Customer's responsibility to receive or obtain Form US20150216. Customer's direction to deliver the Equipment or commence performance, whether such direction is verbal or in written form, serves as Customer's acceptance of all such terms and conditions contained therein.
If Customer has previously executed a Master Agreement with ModSpace, those terms and conditions shall govern this transaction.

Signed by duly authorized agents, with the intent to be legally bound, this _____ day of _____, 20_____ .

* By: _____
(Customer or authorized agent)

By: _____
(ModSpace authorized agent)

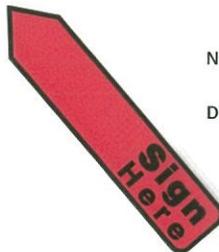
* Name (Please print): _____

Name (please print): _____

* Accepted and delivered by: _____

Date: _____

Remarks: _____



Received and accepted by: _____

Date: _____

ALL RIGHT, TITLE AND INTEREST OF MODULAR SPACE CORPORATION ("LESSEE") AND RESUN CHIPPEWA, LLC (AS SUCCESSOR BY CONVERSION TO RESUN CHIPPEWA, INC.) (THE "LESSOR") HEREUNDER HAS BEEN PLEDGED TO, AND ARE SUBJECT TO THE SECURITY INTEREST OF (i) BANK OF AMERICA, N.A., AS FIRST LIEN AGENT, PURSUANT TO THAT CERTAIN THIRD AMENDED AND RESTATED SECURITY AGREEMENT, DATED AS OF JUNE 6, 2011, BETWEEN THE LESSEE AND BANK OF AMERICA, N.A., AS FIRST LIEN AGENT, AS AMENDED, RESTATED, AMENDED AND RESTATED, SUPPLEMENTED OR OTHERWISE MODIFIED FROM TIME TO TIME (THE "FIRST LIEN SECURITY AGREEMENT") AND (ii) WELLS FARGO BANK, NATIONAL ASSOCIATION, AS SECOND LIEN AGENT, PURSUANT TO THAT CERTAIN SECOND LIEN SECURITY AGREEMENT, DATED AS OF FEBRUARY 25, 2014, AMONG THE LESSEE, CERTAIN OF ITS AFFILIATES AND WELLS FARGO BANK, NATIONAL ASSOCIATION, AS SECOND LIEN AGENT, AS AMENDED, RESTATED, AMENDED AND RESTATED, SUPPLEMENTED OR OTHERWISE MODIFIED FROM TIME TO TIME (THE "SECOND LIEN SECURITY AGREEMENT". TOGETHER WITH THE FIRST LIEN SECURITY AGREEMENT, THE "SECURITY AGREEMENTS"). NEITHER THE LESSOR NOR THE LESSEE SHALL HAVE ANY RIGHT TO TRANSFER ITS RIGHT, TITLE OR INTEREST HEREUNDER TO ANY PARTY EXCEPT PURSUANT TO AND IN ACCORDANCE WITH THE PROVISIONS OF THE CREDIT AGREEMENT OR INDENTURE, AS APPLICABLE, REFERRED TO IN THE RESPECTIVE SECURITY AGREEMENT.



TERMS AND CONDITIONS OF LEASE AGREEMENT

1. Lease

This transaction is a lease as defined by the Uniform Commercial Code and not a sale. Customer does not acquire through this Lease or by payment of rental under this Lease any right, title or interest in or to the Equipment (individually, a "Unit"), except the right to possess and use the Equipment so long as Customer is not in default under this Lease. Customer acknowledges that the Equipment is personal property and shall not, at any time, constitute real property, an improvement thereon or a fixture.

2. Rent and Other Payments

(a) The Minimum Lease Term ("Term") begins on the date that ModSpace substantially completes its scope of work for installation ("Substantial Completion"). Monthly rent accrues through and including the later of the month in which the Term (as may have been renewed on a month-to-month basis or otherwise) expires or the Equipment is made available for removal and returned to ModSpace in accordance with the terms of this Lease. Teardown and return charges are due and payable at the expiration or earlier termination of the Term. All sums payable by Customer under this Lease, including rent, delivery, installation, Equipment modification and change orders, are due and payable in accordance without demand and are not subject to or contingent upon Customer's prior receipt of payment from its customer under any prime contract. This Lease Agreement is a net lease and Customer's obligation to pay rent under this Agreement shall be absolute and unconditional under all circumstances, notwithstanding: (i) any setoff, abatement, reduction, counterclaim, recoupment, defense or other right which Customer may have against ModSpace, its assignees, the manufacturer or seller of the Equipment, or any other person for any reason whatsoever; (ii) any defect in operation, or any damage to, or destruction of the Equipment; (iii) any interruption or cessation of use or possession of the real property or project site where the Equipment is or is to be installed; or (iv) any insolvency, bankruptcy, reorganization or similar proceedings instituted by or against Customer.

(b) Customer will pay or reimburse ModSpace for all sales, use taxes, personal property expenses, and other taxes, fees or assessments related directly or indirectly to the Equipment, its use or value, excluding taxes relating to income ("Taxes"). In the event a properly executed tax exemption certificate is presented to and approved by ModSpace, Customer will not be charged for sales and use taxes for which it is exempt, but will remain liable for personal property expenses and other taxes, fees or assessments related directly or indirectly to the Equipment, its use or value for which the exemption does not apply. If at any time the exemption claimed is deemed invalid, ModSpace shall invoice Customer for any tax not previously invoiced. Customer's obligations under this subsection will survive the termination of this Lease.

(c) Invoices issued by ModSpace are solely for Customer's convenience. Any amount not paid within twenty (20) days of the due date set forth on the invoice will be subject to a late charge of one and one-half percent (1-1/2%) per month (or the highest rate permitted by law), with a minimum charge of fifteen dollars (\$15.00) per month, until such invoice is paid in full.

(d) If applicable, Customer shall pay the amount specified on the first page hereof as a security deposit (the "Security Deposit"), to be held by ModSpace without liability to Customer for interest, as security for Customer's performance of the terms and conditions of this Agreement, and in furtherance thereof, Customer hereby grants to ModSpace a security interest in the cash from time to time comprising the Security Deposit and all proceeds thereof. In the event of Customer's default, ModSpace may apply the Security Deposit in payment of its cost, expenses and attorney fees in enforcing the terms of this Agreement and to indemnify ModSpace against any damages sustained by ModSpace, provided however, nothing herein contained shall be construed to mean that the recovery of damages by ModSpace shall be limited to the amount of the Security Deposit. In the event all or any portion of the Security Deposit is applied as aforesaid, upon demand Customer shall deposit additional amounts with ModSpace so that the Security Deposit shall always be maintained at its original amount.

3. Delivery, Installation and Return Delivery

(a) Customer will provide clear access for delivery and installation of the Equipment by standard mobile transport vehicles at the site on which the Equipment is to be used (the "Site"). Unless otherwise set forth in this Lease, Customer is solely responsible, at its cost, for Site preparation, including, without limitation, structural or grade alterations, snow and water removal, identification and relocation of utility lines. Customer will provide firm and level ground with no more than a six-inch slope, from one end to the other, for safe and unobstructed installation for the Equipment. Customer is solely responsible for Site selection and subsurface conditions, including environmental conditions. MODSPACE ASSUMES NO LIABILITY NOR OFFERS ANY WARRANTY FOR THE FITNESS OR ADEQUACY OF THE SITE OR UTILITIES AVAILABLE AT THE SITE. Customer will schedule its operations at the Site so that the installation of the Equipment by ModSpace can be carried out in one continuous operation and in proper sequence. ModSpace operations will be subject to ModSpace safety guidelines and operating instructions. Unless otherwise agreed to in writing by ModSpace, for Site services including, but not limited to, Equipment anchoring, utility runs, footings, and foundations, the Customer will verify and demonstrate to ModSpace the presence or absence of any underground utilities in the designated building location via "mark-out" or other accepted means prior to ModSpace installation of the building. Should this physical verification and identification not be completed prior to delivery of the Equipment, ModSpace may choose to perform this verification at Customer's cost or reschedule its operation, as appropriate, at Customer's cost.

(b) Unless otherwise set forth in this Lease, Customer is solely responsible, at its cost, for obtaining all licenses, building and other permits, approvals and certificates as may be required for the installation of the Equipment and its lawful operation or occupancy. All certificates applicable to the Equipment will reflect ModSpace ownership thereof. Customer represents and warrants to ModSpace that, prior to delivery of the Equipment, Customer shall have obtained all necessary approvals and permits required for the installation of the Equipment at the Site.

(c) Substantial Completion and Equipment removal are subject to delay due to weather, fire, riot, civil disobedience, strike or other labor actions, acts of God, or any circumstances beyond ModSpace's control (including but not limited to breaches by ModSpace subcontractors or manufacturers) which delay the manufacture or modification of products or the making of deliveries in the normal course of business.

(d) Prices for delivery, installation, teardown, return delivery and other "one-time" charges, the due dates of such charges, the Substantial Completion target date, the scheduled date for and completion of Equipment demobilization and return delivery assume accuracy of the information given to ModSpace with respect to Site conditions, are subject to adjustment to the extent that the timing of or physical nature of access to the Site is or becomes limited, the Site does not have adequate load bearing or topographic qualities or is otherwise not properly prepared, snow or water is not removed, utilities are not correctly located or properly disconnected, provision of utilities is not timely, applicable licenses or permits are not provided in a timely manner or Customer otherwise delays completion of ModSpace's scope of work. In the event that any act or omission by Customer (including the failure of Customer to complete any work or obtain any permits for which it is responsible) or



TERMS AND CONDITIONS OF LEASE AGREEMENT

Customer's failure to make the Site available and ready causes a delay in Substantial Completion or removal of the Equipment ("Customer Delay") or causes ModSpace to suspend, reschedule or duplicate its performance of work Customer will be liable for applicable charges and additional costs incurred by ModSpace to the extent caused by such delay. ModSpace may start the Term and commence billing prior to Substantial Completion in the event Customer Delay exceeds fourteen (14) days.

(e) ModSpace may suspend work at the Site if ModSpace deems the Site to be unsafe. If, in ModSpace's opinion, anchor straps are required for the safe installation of the Equipment, ModSpace may install anchor straps at an additional cost to Customer.

(f) ModSpace will not be obligated to modify the scope of work prior to execution of a mutually acceptable written change order.

(g) Customer will not interfere or allow others to interfere with the progress of ModSpace's work. Customer will not occupy or allow others to work on or in any portion of the Equipment prior to Substantial Completion without ModSpace's permission and Customer will be responsible for and indemnify and hold ModSpace harmless from and against any damage to the Equipment or other property, or injury or death arising in connection to such occupancy or work. No charge for labor or material furnished by Customer shall be allowed as a credit under this Lease.

4. Maintenance

(a) Customer will not move or in any way modify the Equipment without prior written consent from ModSpace. Notwithstanding any such consent, Customer is liable, upon termination of the Lease, for the cost of restoration of the Equipment to its original specification and building code compliance. ModSpace may place its name on the Equipment, and Customer will assure that such name is not removed or concealed in whole or in part.

(b) This is an absolute net lease. Customer is solely responsible for routine maintenance including, but not limited to, janitorial services, changing of HVAC filters, light bulbs and ballasts, minor repairs of the Equipment and removal of snow from and about the Equipment. At its sole cost, Customer will keep the Equipment at all times, until removed from the Site, in good repair and operating condition, subject to ordinary wear and tear, free of any and all liens and encumbrances and will maintain Site grading to ensure proper water diversion from the Equipment. Customer is solely responsible for damage due to settling. ModSpace may inspect the Equipment at any time and, if ModSpace believes the Equipment to be misused, abused or neglected, ModSpace may, with written notice, summarily remove and repossess the Equipment at Customer's cost.

(c) Customer will perform, execute and comply with all Laws that in any way affect the use, operation, maintenance or storage of the Equipment. "Laws" means all laws, rules, regulations, orders, writs and decrees that now exist or hereafter arise (including without limitation the Americans with Disabilities Act).

(d) Customer will not use or store any hazardous, toxic, radioactive or bio-hazardous substances or petroleum products ("Hazardous Materials") in the Equipment, except for such household cleaning products in quantities as would be normal in the operation of a commercial office; locate the Equipment at a remediation, decontamination or nuclear site or adjacent to any site at which any biological, chemical or nuclear agent is believed to have been released; or use the Equipment as a medical laboratory or for Hazardous Materials testing or remediation. Ordinary wear and tear does not include contamination. ModSpace may, at Customer's sole cost, have the Equipment inspected for and decontaminated of Hazardous Materials. In addition to any other remedy available to ModSpace, in its sole discretion ModSpace may require Customer to purchase the contaminated Equipment at the stated Insurance Value absent contamination or at the full Replacement Cost at time of loss for identical new Equipment (whichever is greater), or convey to Customer title for any Equipment used in breach of this section and Customer hereby appoints ModSpace as attorney-in-fact for such purpose.

(e) Customer agrees that the Equipment leased hereunder will not be occupied by any person other than Customer or its agents, employees or invitees or used for residential or dormitory purposes.

5. Warranties

Excepting for the repair of structural or mechanical defects in the Equipment not caused or contributed to by Customer abuse, misuse, neglect, or excessive wear and tear, **THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, AND ALL WARRANTIES OF ANY KIND, INCLUDING ANY EXPRESS OR IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR PURPOSE ARE HEREBY EXCLUDED.** ModSpace will have no liability for the repair of any defect or condition resulting from Customer's relocation of the Equipment, utility connections, alterations or use of the Equipment for a purpose for which it was not intended, vandalism. ModSpace will not be liable for loss of use of the Equipment or other damages arising from use of the Equipment.

(a) Damage or contamination of the Equipment due to water infiltration or exposure is not considered ordinary wear and tear. If any returned Equipment is found to be damaged or contaminated by water infiltration or exposure, ModSpace will charge the Customer for the remediation or require Customer to purchase the Equipment at the current market price charged for a similar undamaged Unit.

(b) The Equipment made part of this Lease is manufactured and coded for commercial use and occupancy only. **MODSPACE MAKES NO REPRESENTATIONS, EXPRESS OR IMPLIED, AND SHALL HAVE NO LIABILITY OF ANY NATURE WHATSOEVER, AS TO THE SUITABILITY, STRUCTURAL OR OTHERWISE, FOR THE USE OF THE EQUIPMENT.**

6. Limitation of Damages

Customer and ModSpace do expressly waive against each other all claims and demands for loss of profits and other consequential, incidental or punitive damages arising in connection with this Lease. ModSpace is not liable for any loss or damage to any property stored, located or transported in, upon, under or around any Equipment, and Customer does hereby waive any and all claims and demands for any such loss or damage.

7. Termination and Equipment Return

(a) Subsequent to the delivery of the Equipment, Customer has no right to terminate this Lease prior to the expiration of the Minimum Lease Term or any renewal or extension thereof. Acceptance of Equipment return before expiry of the Minimum Lease Term or any renewal or extension does not constitute a release of Customer's rental obligations. In the event of such termination, Customer must provide ModSpace ninety (90) days prior written notice of the date on which the Equipment is to be returned. Customer unconditionally agrees to pay a Lease cancellation charge equal to the remaining payments for the unfulfilled Minimum Lease Term, any applicable charges for services or modifications performed by ModSpace, any applicable charges related to Value Added Products including, but not limited to, steps, ramps, furniture, generators, holding tanks, third party storage, plus return delivery and tear down charges. In the event Customer terminates this Lease prior to the delivery of the Equipment, Customer further unconditionally agrees to pay cancellation charges in accordance with the following: (i) for in-fleet Equipment, a cancellation charge equal to three (3) months rent plus any applicable charges for modifications performed on the Equipment and other services completed by ModSpace, (ii) for new or custom built Equipment, a cancellation charge equal to all payments for the unfulfilled Minimum Lease Term plus any charges for services completed by ModSpace. All such charges will be billed on a lump sum basis unless other payment options are agreed to in writing by ModSpace.

(b) If Customer continues to possess or occupy the Equipment after the expiration of the initial Term or any Lease renewal term, with or without consent of ModSpace, Customer will be deemed to have renewed this Lease on a month-to-month basis at the then current ModSpace month-to-month Flex Rate and further subject to the terms and conditions hereof. Customer or ModSpace may terminate any such month-to-month renewal upon thirty (30) days written

**TERMS AND CONDITIONS OF LEASE AGREEMENT**

notice. ModSpace may adjust teardown and return charges if any renewal or month-to-month term exceeds three (3) months.

(c) Prior to Equipment return, Customer will, at its sole cost, disconnect all utilities, disconnect and remove all appendices, remove all personal property, prepare the Site for unobstructed access to and removal of the Equipment by standard mobile transport, and vacate the Equipment. ModSpace will not be liable for any personal property left in or on the Equipment, and such property shall be deemed abandoned. Any accessories and additions to the Equipment shall, at ModSpace's option, be deemed property of ModSpace upon Equipment return.

(d) At its sole cost, Customer will provide clear access to the Equipment for teardown and removal by standard mobile transport vehicles upon the expiration or termination of the Term or, if ModSpace elects to terminate a month-to-month renewal, upon fifteen (15) days prior notice, and Customer irrevocably grants ModSpace authority to enter the Site for such purpose. The Equipment shall be returned to ModSpace broom clean and in the same condition as delivered, ordinary wear and tear excepted. Customer will pay ModSpace for all missing or damaged tires, axles and hitches. The Equipment will be deemed returned to ModSpace upon removal from the Site. Termination of this Lease will become effective only when the Equipment has been returned to ModSpace in accordance with this Lease and Customer has paid to ModSpace all rent and other charges.

8. Indemnification

Except to the extent of the negligence or willful misconduct of ModSpace, its employees, subcontractors and agents, Customer shall indemnify, defend and hold harmless ModSpace, its employees and agents from any and all loss, claims, liabilities, damages, fines, forfeitures, seizures, penalties and expenses (including attorneys' fees and investigative costs) (collectively "Losses") that may arise from or in connection with any of the following:

(a) The loss of or damage to the Equipment following delivery and prior to removal from the Site by ModSpace due to any and all perils or casualty including, without limitation, flood and earthquake;

(b) The death of or injury to any person or damage to the property of any person as a result of, in whole or in part, the use or condition of the Equipment following delivery and prior to removal from the Site by ModSpace;

(c) Any act or omission of Customer in violation of this Lease;

(d) The use or possession of the Equipment following delivery and prior to removal from the Site by ModSpace; and

(e) Any damage to Customer's property or the property of any third parties incurred during or in connection with the Equipment following delivery and prior to removal from the Site by ModSpace.

The obligations contained in this Section 8 will survive expiration or termination of this Lease and removal from the Site by ModSpace.

9. Insurance

(a) At its sole expense, Customer will procure and keep in full force and effect, from the initial delivery date until the removal of all Equipment the following policies of insurance satisfactory to ModSpace as to the insurer and as to the form and amount of coverage, with premiums prepaid: (i) Commercial General Liability Insurance with a minimum combined single limit of \$1,000,000 per occurrence and \$2,000,000 annual aggregate, written on an Occurrence Form, including coverage for premises, operations, contractual liability, broad form property damage and independent contractors, naming Modular Space Corporation as an additional insured. (ii) Commercial Property Insurance protecting against all loss and damages, at the full Insurance Value, as stated on the front of the Lease, sustained or suffered due to the loss of or damage to the Equipment as a result of any peril or casualty, including flood, naming Modular Space Corporation and Bank of America, NA as a loss payee. In the event the Equipment is new or custom built to Customer's specifications, the Commercial Property Insurance shall cover all loss and damages at the full Replacement Cost at time of loss for identical new Equipment. Customer may self-insure the obligations contained herein with ModSpace Risk Department approval.

(b) Customer will deliver certificates evidencing all such insurance to ModSpace prior to delivery of the Equipment except to the extent not required pursuant to Section 10 below. Each certificate will state that such insurance will not terminate or be materially changed without thirty (30) days' prior written notice to ModSpace.

(c) Obtaining insurance as described herein, including Section 10 below, will not affect Customer's obligations and indemnities under this Lease, and the loss, damage to or destruction of any of the Equipment will neither terminate this Lease nor, except to the extent that ModSpace is actually compensated by insurance paid for by Customer, relieve Customer of any of Customer's liability under this Lease. Until the Equipment is removed from the Site, Customer assumes all risk of loss or damage to the Equipment and agrees to indemnify and hold ModSpace harmless from any loss resulting from theft, destruction or damage to the Equipment.

(d) For Special Event transactions, the insurance limits required in Section 9(a) are to be adjusted to reflect a minimum combined single limit of \$5,000,000 per occurrence and \$10,000,000 annual aggregate.

(e) Upon request, ModSpace will furnish its standard insurance certificate evidencing Workman's Compensation, General Liability and Auto Liability, each to be effective for ModSpace's performance of delivery, installation, removal and maintenance work on the Site. ModSpace's insurance will be primary with respect to its scope of work only. Waivers of subrogation and policy endorsements will not be provided.

10. Optional Insurance and Damage Waiver

(a) Customer may choose to (i) enroll in an Optional Insurance Program to cover general liability risks (the "Optional General Liability Insurance Program") to satisfy its obligations in Section 9(a)(i) and/or (ii) accept a Damage Waiver Option to cover damage to the Equipment (the "Damage Waiver Option Program") to satisfy its obligations in Section 9(a)(ii). In addition, Customer will be enrolled automatically in the Damage Waiver Option Program if it fails to deliver certificates of insurance required by Section 9 above within 30 days after execution of this Lease or during the term of the lease within 30 days after the expiration of a pre-existing certificate

(b) The Optional General Liability Insurance Program is provided through an independent insurance carrier and is subject to the terms and conditions (including cancellation provisions) of that policy, which is not underwritten by ModSpace. The Optional Insurance Program is not offered in all geographic areas, at all times during the year or for Special Event transactions. Additional information may be found at www.modspace.com <<http://www.modspace.com>> or from an authorized ModSpace representative

(c) The Damage Waiver Option Program is subject to additional terms and conditions, a copy of which may be found at www.modspace.com <<http://www.modspace.com>> or from an authorized ModSpace representative. The Damage Waiver Option Program may be cancelled by the Customer at any time by delivering evidence of policies of insurance as set forth in Sections 9(a)(i) or 9(a)(ii), as appropriate, within ten (10) days prior to the effective date of such cancellation. **THE DAMAGE WAIVER IS NOT INSURANCE COVERAGE**

(d) The coverage provided under the Optional General Liability Insurance Program and limitation of liability under the Damage Waiver Option Program does not extend to Equipment transportation, installation, removal services or Equipment contents and extends only to Equipment installed on ground level.

11. Default



TERMS AND CONDITIONS OF LEASE AGREEMENT

The occurrence of any of the following constitutes an Event of Default:

- (a) Customer fails to pay when due any rent or fails to perform its obligations under Section 9 hereof;
(b) Customer fails to pay when due any other amount due or perform or observe any other term or condition hereunder and such failure remains uncured more than ten (10) days after delivery of written notice;
(c) Customer or any person or entity which controls more than fifty percent (50%) of Customer's equity (a "Control Person") or any guarantor of any of Customer's obligations hereunder (a "Guarantor") becomes insolvent, becomes subject to any voluntary or involuntary bankruptcy or reorganization proceedings, makes an assignment for the benefit of creditors, becomes subject to a receiver, admits its inability to pay its debts as they become due or enters into any type of liquidation or dissolution;
(d) Customer, any Control Person or any Guarantor defaults under any other agreement with ModSpace or any affiliate of ModSpace; and
(e) Any letter of credit, guaranty or other security given to secure the performance of Customer's obligations under this Lease expires, terminates or in the reasonable opinion of ModSpace becomes worthless.

Upon an Event of Default, ModSpace may withhold delivery or declare the entire rent for the remainder of the Term (as may have been renewed or extended) and teardown and return costs immediately due and payable and accelerate and make immediately due and payable any other amounts owing under this Lease. ModSpace may also retake and retain any of the Equipment free of all rights of Customer without any further liability or obligation to redeliver to Customer, and Customer hereby grants ModSpace the right to enter upon any premises where the Equipment is located in order to remove the same. If an Event of Default occurs under Section 11(c), such accelerations will occur automatically without the need for declaration. Customer will pay to ModSpace on demand all costs incurred by ModSpace in enforcing its rights under this Lease, including without limitation reasonable attorneys' fees. The remedies provided in favor of ModSpace will be cumulative and in addition to all other remedies provided in this Lease or existing at law or in equity. No action taken by ModSpace hereunder will release Customer from any of its obligations under this Lease.

If ModSpace retakes possession of the Equipment or any part of the Equipment and there is in, upon or attached to such repossessed Equipment any other property owned by Customer or in the custody of Customer, ModSpace may dispose or take possession thereof and hold the same for Customer, at Customer's sole cost.

12. ModSpace Right to Cure

If Customer defaults in any of its obligations under this Lease, whether or not an Event of Default then exists, ModSpace may pay all amounts or perform or cause to be performed all obligations required to be paid or performed by Customer under this Lease and recover from Customer as additional rent all amounts so paid and the reasonable value of all services so performed.

13. Notices

Any notice or demand under this Agreement shall be valid only if in writing and shall be deemed effective three (3) days following mailing if mailed by US certified mail, or upon receipt if given in any other manner, addressed to the attention of ModSpace at the branch location set forth on the face page hereof, and to Customer at the address set forth thereon, or at such other address as either may designate in writing.

14. Miscellaneous

- (a) Customer may not assign this Lease or sublet, rent or otherwise hire out or transfer possession of any of the Equipment to any person or entity without the prior written consent of ModSpace. ModSpace may assign this Lease and the rentals reserved under this Lease. If ModSpace makes such an assignment, the assignee will acquire all rights and remedies possessed by or available to ModSpace under this Lease. ModSpace may subcontract any or all of its obligations under this Lease in the ordinary course of business.
(b) In the event the face page of the Lease omits specific Unit identification, the Equipment subject to this Lease will be the Equipment identified on the delivery receipt or, in the absence thereof, in fact delivered to the Site or identified on the invoice.
(c) If this Lease is executed in connection with a federal government transaction, the only prime contract flow down provisions applicable to this Lease and associated site services are those set forth in FAR 52.244-6 (2/2009).

IN WITNESS WHEREOF, the parties hereto have the authority and duly executed this Lease Agreement as of the ___ day of _____, 20__.

LESSOR: MODULAR SPACE CORPORATION

LESSEE: _____

By: _____

Print Name: _____

Title: _____

E-MAIL ADDRESS: _____

JURISDICTION OF ORGANIZATION: _____

ORGANIZATIONAL NUMBER OR TAX IDENTIFICATION NUMBER: _____



Contractual Insurance Requirements for Mobile and Modular Buildings (US ONLY)

Per Section 9(a) of the Modular Space Corporation lease agreement, you must provide insurance for all units leased from Modular Space Corporation with the following coverage:

1. **Commercial General Liability Insurance** with a minimum combined single limit of \$1,000,000 per occurrence, written in an occurrence form, including coverage for premises, operations, contractual liability, broad form property damage, independent contractors and personal injury liability, naming Modular Space Corporation as an additional insured.
2. **Commercial Property Insurance** protecting against all loss and damages, at full replacement cost, sustained or suffered due to the loss of or damage to the Equipment as a result of collision, fire, lightning, theft, flood, windstorm, explosion or any other casualty, naming Modular Space Corporation and Bank of America, N.A. as a loss payees.
3. A **Blanket Certificate** (covering all leased equipment) is strongly recommended.

Please indicate how you will be meeting the Modular Space Corporation lease requirements and send back with lease documents:

OPTION 1 - select one or both of the ModSpace's convenient and cost-effective programs:	
<input checked="" type="checkbox"/> Commercial General Liability Program This program satisfies the lease requirement for Commercial General Liability Insurance. Under this program, you receive insurance coverage offered by Philadelphia Indemnity Insurance Company and administered by Thomas Rutherford, Inc. The insurer will defend you and pay those amounts that you are legally obligated to pay due to bodily injury and property damage arising from the proper use and occupancy of a modular unit leased from Modular Space Corporation up to the policy limits. Steps, stairs, and ramps are also covered when they are used in connection with a modular unit leased from Modular Space Corporation. An outline of cover is available upon request. Coverage is subject to underwriting and specific terms and conditions set forth in your policy.	<input type="checkbox"/> Damage Waiver Program This program satisfies the lease requirements for Commercial Property Insurance. With this program we waive, for a fee, (a) your obligation under the Lease agreement to carry Commercial Property Insurance and (b) you liability to us for repair or replacement of the building structure for loss or damage as specified in Section 9(a)(ii) of the Lease Agreement. The waiver is effective only if the Lessee does not violate any other provision of the Lease Agreement. You will remain liable to us for the first \$1000 of damage per unit per occurrence. This waiver does not cover unit contents not owned by ModSpace, damage due to collision, vandalism or "Act of God". This waiver is not insurance coverage.
OPTION 2 - I will be providing my own insurance for the leased units:	
<input checked="" type="checkbox"/> I (the lessee) have insurance in accordance with Section 9 of the lease agreement with respect to all requirements except as elected in Option 1 above. I will deliver a certificate of insurance no later than 14 days after equipment delivery as required by Section 9(b) of the lease agreement. "Modular Space Corporation, 1200 Swedesford Road, Berwyn, PA 19312" must be listed as "Additional Insured" & "Loss Payee" and to include full replacement cost with \$1,000,000 minimum Liability coverage. If I fail to deliver the insurance certificate within the 14 days I understand that all Modular Space Corporation has the right to impose an insurance processing fee as well as an	
Agency Name: _____	Agency Name: _____
Agency Address: _____	Agency Phone#: _____
	Agency Fax#: _____

X Signature of Lessee	Print Name	Date
TO BE FILLED OUT BY MODSPACE BRANCH PERSONNEL:		
Customer Account Name: _____	Customer Number: _____	
Lease Agreement Number: _____	Unit Number (s): _____	
Manufacturer: _____	Unit(s) Serial Number: _____	
Equipment Value: _____	Model Year: _____	

IF OPTION 2 is selected please fax form to 888-204-0015 or email modfaxinsurance@modspace.com
 Corporate Headquarters - 1200 Swedesford Road, Berwyn, PA 19312 www.modspace.com



EL DORADO HILLS FIRE DEPARTMENT

"Serving the Communities of El Dorado Hills, Rescue and Latrobe"

March 31, 2016

Roger Trout
Director – El Dorado County Planning Services
2850 Fairlane Court
Placerville, CA 95667

Re: **EMERGENCY REQUEST**

Dear Director Trout:

This letter is written requesting that the El Dorado County Planning Department allow the El Dorado Hills Fire Department to place a temporary modular trailer located at Fire Station 91, 7660 South Shingle Road. The fire station was recently closed due to the discovery of mold in multiple walls. We have a need for temporary housing of our crews during the daytime to keep the fire station open in that area. There is an existing Special Use Permit 83-0075 that exists on the property. We anticipate the need of this trailer for two years.

Plan

The Fire Department intends to rent a temporary 10' x44' modular trailer for daytime use. The trailer has two offices with windows, a common area, two doors and a toilet/sink. The trailer comes equipped with a 300+ gallon septic tank which will be pumped as needed. Both water and electric will be hooked up to the trailer from the existing fire station utilities.

The Fire Department is in process of conducting a formal assessment of the best location for a permanent station to be constructed to service the Latrobe community. There is a good chance that the assessment will suggest moving to a different site in Latrobe. It is for this reason that we are looking to place a temporary trailer at our existing site. If we decide to stay at the current station location, mold remediation and other repair work will take a long time.

Site Plan and Trailer Description (See Below)

Fire Station 91
7600 South Shingle Road





- 10x44' construction trailer with windows in rooms
- Leased from ModSpace
- Self-contained 300 gallon waste tank with pumping service x 2 per month

SPECIFICATIONS

440 sq. ft.

Building Size

10' x 44'

With 4' removable tow
hitch

10' x 13'

Private Office

10' x 20'

Main Office

DESCRIPTION

With 440 square feet of floor space, our three office trailer has two private offices and one main area office.

FEATURES

- Insulated walls, ceilings and floor
- .019" aluminum or wood siding
- Sliding windows
- (2) 36" x 80" lockable steel exterior doors
- 1/8" vinyl floor tile
- Fluorescent lighting
- Electric heating and AC
- Pull-up desk and (2) 2-drawer file cabinets
- Restroom optional

All features noted are ModSpace standards. Specifications and floor plans may vary. Wood, vinyl and metal exteriors, skirting and other custom features, options and finishes are available upon request.

Contact your local ModSpace representative for details on units available in your area.

If you have any additional questions, please do not hesitate to contact me at 916-933-6623, ext. 29.

Sincerely,

EL DORADO HILLS FIRE DEPARTMENT



Michael Lilienthal
Deputy Chief - Operations

Michael Lilienthal

From: Roger Trout <roger.trout@edcgov.us>
Sent: Thursday, March 31, 2016 5:28 PM
To: Michael Lilienthal
Cc: David Roberts; Thomas Keating; Tiffany Schmid; Lillian M MacLeod; Janette Gerondakis
Subject: Re: Emergency Planning Use Request

Michael,

I approve the use of a temporary modular for use as office space for the Latrobe Fire Station 91, 7600 South Shingle Road. I authorize the use of the modular as a minor modification of Special Use Permit S83-0075, subject to acquisition of proper building permits.

Please accept this email as my official approval.

On Thu, Mar 31, 2016 at 4:24 PM, Michael Lilienthal <mlilienthal@edhfire.com> wrote:

Hello Mr. Trout,

Attached is a request for the Fire Station in Latrobe.

Thank you for your time,

Michael Lilienthal

Deputy Chief - Operations

El Dorado Hills Fire Department

1050 Wilson Boulevard

El Dorado Hills, CA 95762

(916) 947-8502 cell

(916) 933-6623, ext. 1029 office

(916) 933-5983 fax

Email: mlilienthal@edhfire.com

Website: www.edhfire.com

--

Roger Trout
Development Services Division Director

County of El Dorado
Community Development Agency
Development Services Division
2850 Fairlane Court
Placerville, CA 95667
(530) 621-5369 / FAX (530) 642-0508
roger.trout@edcgov.us

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ADAM LABORATORIES, INC.

3807 PASADENA AVENUE, SUITE 190

SACRAMENTO, CA 95821

PHONE: (916) 979-9250

FAX: (916) 979-9251

Asbestos Report

PO#17938

Date: *March 21, 2016*

Client: *West Coast Restoration*

Site: *Mark Ali / Fire station #91
7660 S. Shingle Rd.
Shingle Springs, CA*

On March 21, 2016 an Asbestos Survey was conducted at the above location. Site inspection, sample collection, laboratory analyses, and written report are attached. The inspection area is an occupied commercial suite currently planned for renovation/restoration. Building materials such as the sheetrock system will be impacted during the planned renovation/restoration in specific to isolated areas of the structure. An assessment of the said materials throughout the renovation areas of impact was made and samples were collected of said areas of impact per the contractor's scope of work. This asbestos survey was conducted to confirm whether or not asbestos is identified in all suspect building material.

Results indicate No Asbestos was detected. The information provided in this report can be used to obtain accurate bids from abatement contractors. Based on sample results, no asbestos was detected in the suspected building materials tested. All other materials that are not part of this survey shall be treated as asbestos containing material until proven otherwise by PLM analyses.

The above site address falls under the jurisdiction and is subject to the requirements of the local Air Quality Management District. The building material sample collection was conducted by a State OSHA Certified "Site Surveillance Technician" and/or "Asbestos Consultant" under Adam Laboratories Inc. (in accordance with Rule 902 Section 401.3). The location of asbestos containing material, quantity, percent, friability, type of asbestos, and date sampled can be found on the attached analytical lab report.

Approved by,

Greg Candelario, Certified Asbestos Consultant, DOSH #08-4441

Any building materials not mentioned in this report should be assumed as ACM until proven otherwise through proper sampling and analysis. This includes other areas that are not mentioned with similar materials. Upon discovery of unmentioned material, work must cease until further sampling is conducted.

This document is filed under lab identification number AB-127154



ADAM LABORATORIES INC.

AIHA Laboratory #163722

3807 Pasadena Ave. Ste., 190
Sacramento, CA 95821
Fax: (916) 979-9251
Phone: (916) 979-9250

Lab #: AB-127154

Date Sampled: 3/21/2016

Date Analyzed: 3/21/2016

Sampled By: Greg Candelario

Analyzed By: Greg Candelario

ASSESSMENT AND ANALYSIS OF BULK ASBESTOS BY POLARIZED LIGHT MICROSCOPY (PLM) EPA 600/M4 METHOD

CLIENT: West Coast Restoration

SITE: Mark Ali / Firestation #91

CLAIM# PO#17938

7660 S. Shingle Rd.
Shingle Springs, CA

No.	LAYERS	AREA FT ²	LOCATION	DESCRIPTION	I.D.	RACM	RESULT
1	5	*	South wall at entry	composite wallboard	Cellulose Fibers		NAD
2	2	*	South wall at entry	texture coat w/paint	Cellulose Fibers		NAD
3	5	*	South wall by washer / dryer	composite wallboard	Cellulose Fibers		NAD
4	2	*	South wall by washer / dryer	texture coat w/paint	Cellulose Fibers		NAD

LEGEND

NAD = Non Asbestos Detected. DL = detection limit: <1% asbestos (trace). I.D. = fiber identification and/or asbestos type - percent.

Frivable Asbestos = NESHAP RACM (Regulated Asbestos Containing Material); can be crumbled, pulverized or reduced to powder by hand pressure.

Non-frivable Asbestos = NESHAP Category I material (resilient floor covering, vinyl floor tile, asphalt roofing products, packings and gaskets that cannot be rendered airborne by hand pressure) and/or NESHAP Category II material (all other non-frivable asbestos containing material). Note that because of age or treatment, Category I and Category II materials, can be, and/or have the potential to become RACM.

RACM = NESHAP Regulated Asbestos Containing Material is all Frivable ACM (<1% asbestos), including some conditions of Non-frivable Category I & II ACM.

NESHAP = US EPA National Emissions Standards for Hazardous Air Pollutants

APPROVED BY:


Greg Candelario, Lab Director
Certified Asbestos Consultant
CALOSHA: 08-4441

Analytical results represent the analysis of samples collected by ADAM Laboratories INC. This report is generated at the request and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies will not be released to a third party without written request from the client. Sample(s) will be retained for a period of twelve months for possible future analytical verification, after which, the sample(s) will be disposed of according to all state and federal guidelines. ADAM Laboratories Inc. is a participant in the BAPAT (Bulk Asbestos Proficiency Analytical Testing) quality assurance program by AIHA (American Industrial Hygiene Association).



ADAM LABORATORIES INC.

**3807 PASADENA AVENUE, SUITE 190, SACRAMENTO, CA 95821
PHONE: (916) 979-9250 FAX: (916) 979-9251**

LABORATORY REPORT, GENERAL I. A. Q. AND MYCOLOGICAL INFORMATION

PROJECT LOCATION:

**FIRESTATION #91
7660 SOUTH SHINGLE RD.
SHINGLE SPRINGS, CA**

CLIENT:

**WEST COAST RESTORATION
PO#17938**

LAB#:

MA-127154 & MS-127154

**PREPARED BY GREG CANDELARIO, LABORATORY DIRECTOR,
ANALYTICAL CHEMIST AND MICROBIAL CONSULTANT**

Dear West Coast Restoration,

The following information is the results of the sampling obtained at the residence referenced above. Your company has selected the areas sampled for surface and air sampling analyses using Zefon air cassettes (Non Viable). Please see data sheet for results. For more information and recommendations in this matter feel free to contact us at Adam Laboratories, Inc.

For your convenience, the following is an interpretative guideline provided for your use as well as definitions of some of the fungus spores (genus) found in this residence. This information is available from public domain sources and is furnished as a courtesy. Note that the information is provided for the genus level of fungi and that great variation exists among species within a given genus. This information should not be considered comprehensive for any particular type of fungi. Qualified health professionals should be consulted for related health effects.

Aspergillus

There are more than 160 different species of **Aspergillus**, 16 of which have been documented as etiological agents of human disease. The aspergilli are probably the most common group of fungi in our environment. Many species of the genus are frequently isolated from a variety of substrata, including forage products, grains, nuts, organic debris and water damaged organic building materials.

Because of the ubiquity of the aspergilli within the environment, man is constantly exposed to these fungi. The diseases caused by species of **Aspergillus** are relatively uncommon and are rarely found in individuals with normally functioning immune systems. However, due to the substantial increase in populations of individuals with active immune suppression, such as individuals with HIV, chemotherapy patients and those on corticosteroid treatment, contamination of building substrates with fungi, particularly **Aspergillus** species have become an increasing concern. Aspergillosis is now the second most common fungal infection requiring hospitalization in the United States.

The most frequently encountered opportunistic **Aspergillus** pathogen, **Aspergillus fumigatus**, is seen most abundantly in decomposing organic materials. Because it grows well at temperatures up to 55°C, self-heating compost piles provide an excellent environment for the fungi. Compost made up of chipped branches and leaves will often yield a massive and virtually pure culture of **A. fumigatus**. **A. fumigatus** has been reported to be the major organism isolated from air samples obtained near compost sites. People who handle compost or decomposing haystacks often develop hypersensitivity to spores of **Aspergillus** and after exposure may suffer a severe allergic response.

Aspergillus flavus is the second most frequently encountered fungi in cases of infection with **Aspergillus** species. In addition to causing infections, **Aspergillus flavus** is also renowned for its production of aflatoxin, one of the most potent carcinogens known to man. Concern about aflatoxin began in the 1960s after some 100,000 turkey poults in Great Britain died as a result of ingesting feed tainted with aflatoxin. When it became evident that aflatoxin was highly carcinogenic most industrialized countries established tolerances for aflatoxin levels in food and feeds. The risks associated with airborne exposure to aflatoxin in contaminated buildings, as with other mycotoxins, have not been adequately studied.

Aspergillus niger is the third most common aspergillus associated with disease and is more common than any other **Aspergillus** species within the genus and is found in and upon the greatest variety of substrates. It is commonly associated with "fungus ball", a condition wherein fungus actively grows in the human lung, forming a ball, without invading lung tissue.

Because invasive aspergillosis occurs most frequently among highly immunosuppressed patients, the presence of **Aspergillus** spores in hospital air has important implications. **Aspergillus** spores frequently occur in hospitals throughout the world and a number of severe outbreaks resulting in deaths due to disseminated invasive aspergillosis have been reported following renovation activities in hospitals. A study of 39 bone marrow transplant patients who resided in rooms equipped with whole wall laminar flow HEPA filtration units reported no cases of nosocomial aspergillosis. In sharp contrast, 14 cases of nosocomial aspergillosis in 74 bone marrow transplant recipients occurred in patients housed elsewhere. It is critical that adequate engineering controls are implemented during renovations at hospitals or at any facility the immunosuppressed frequent

Aureobasidium sp.: Saprophytic or weakly parasitic, common in soils. Indoors **A. pullulans** is often found in connection with dampness eg. Damp materials in kitchens, bathrooms and on wet frames. This fungus is a problem in weathered wood, as it may grow under paint and discolor the wood. Also it may be resistant to some fungicides used in paint. **A. pullulans** has been reported to cause chromoblastomycosis (in an immune compromised patient), which is a chronic cutaneous infection of the skin caused by species of dematiaceous fungi. Allergy to **Aureobasidium** is frequently recorded among atopic patients as a positive skin prick test, but its clinical significance is unknown.

Morphology is characterized by producing black and shiny colonies when old. This fungus produces abundant spores (conidia), 1-celled, ovoid, and 5-7 microns in size.

Cultivation: Potato dextrose agar, 24 to 26°C

Basidiomycetes are fungi that form spores on a basidium, a trait characteristic of rusts, smuts and mushrooms. This category is commonly found in outdoor air samples. Many species are reported to be allergenic and some species are associated with dry rot in wood. Elevated airborne concentrations indoors might be indicative of water damage or too high humidity.

Ceratocystis/Ophiostoma Grp. is a group of molds commonly referred to as “lumber molds” as they are prevalent on freshly cut lumber used for building construction. Presence of these fungi in indoor environments is common but often is not associated with particulate building moisture problems. Rather, they may be present on the material since the time of construction. The spores or hyphae may become airborne if the wood surfaces that are affected are sanded or remediated. No mycotoxins have been reported from this group but they have been reported to be allergenic (Abbot, 2002).

Chaetomium sp. is found on a variety of substrates containing cellulose including paper and plant compost. Several species of have been reported to play a major role in decomposition of cellulose-made materials. These fungi are able to dissolve the cellulose fibers in cotton and paper and thus cause the materials to disintegrate. The process is especially rapid under moist conditions. During the Second World War countries lost a great deal of equipment to these species. It is reported to be allergenic. It is an ascomycete, in most species, the spores are lemon-shaped, with a single germ pore. The spore column results from the breakdown of the asci within the body of the perithecium. The perithecia of *Chaetomium* are superficial and barrel-shaped, and they are clothed with dark, stiff hairs. It can produce an *Acremonium*-like state (imperfect stage) on fungal media.

Cultivation: Potato dextrose agar, 24 to 26°C.

Cladosporium sp.: (*Aw* – 0.84 – 0.88). *C. herbarum* is the most frequently species found in outdoor air in temperate climates. Often found indoors, but usually in less numbers than outdoors. The dry conidia, borne in very fragile chains, easily become airborne and transported over long distances. This fungus is often encountered in dirty refrigerators, especially in reservoirs where condensation is collected. On moist window frames, it can be easily seen covering the whole painted area with a velvety olive green layer. *Cladosporium* often discolors interior paint, paper, or textiles stored under humid conditions. Houses with poor ventilation, houses with thatched straw roof and houses situated in low damp environments may have heavy concentrations of *Cladosporium*, which will be easily expressed when domestic mold is analyzed. It is commonly found on the surface of fiberglass duct liner in the interior of supply ducts. It is also found on dead plants, woody plants, food, straw, soil, paint, and textiles. The ability to sporulate heavily, ease of dispersal, and buoyant spores makes this fungus the most important fungal airway allergen, and together with *Alternaria*, commonly causes asthma and hay fever in the western hemisphere. A few species of this genus cause disease, which range from phaeohyphomycosis, a group of mycotic infections characterized by the presence of dematiaceous septate hyphae. Infections of the eyes and skin by black fungi (also classified as phaeohyphomycosis), and chromoblastomycosis, chronic localized infection of the skin and subcutaneous tissue that follows the traumatic implantation of the etiologic agent are also caused by this fungus. Chromoblastomycosis lesions are verrucoid, ulcerated, and crusted. Skin abscesses, mycotic keratitis and pulmonary fungus ball have been recorded in immune compromised patients. It may also cause corneal infections, and mycetoma, characterized by localized infections that involve cutaneous and subcutaneous tissue, fascia, and bone consisting of abscesses, granulomata, and draining sinuses, usually in immune compromised hosts. Fungal colonies are powdery or velvety olivaceous-green to olivaceous-brown. Dark conidia 1 – 2 – celled, variable in shape and size, ovoid to cylindrical and irregular, typically lemon-shaped.

Cultivation: Potato dextrose agar, 24°C

Curvularia sp.: Reported to be allergenic. It may cause corneal infections, mycetoma and infections in immune compromised hosts. This fungus can be parasitic or saprophytic. Conidiophores brown, mostly simple, bearing conidia apically; dark conidia, end cells lighter, 3- to 5-celled, more or less fusiform, typically bent, with one of the central cells enlarged.

Cultivation: Potato dextrose agar, 24°C

Epicoccum sp.: It is commonly found as a secondary invader in plants, soil, grains, textiles and paper products where *Cladosporium* and *Aureobasidium* are present. It is mostly saprophytic, or weakly parasitic. *Epicoccum* is frequently isolated from air, and sometimes from house dust. Reported to be an allergen but not with a high frequency. Due to the ability of this fungus to grow at 37 C, it can cause infection of skin in humans. Morphological conidia, several-celled (15-celled), globose, verrucose, 15-25 microns in diameter, and in a fruiting body (sporodochium), which can be visible to the naked eye as pulvinate black spots.

Cultivation: Potato dextrose agar, 24°C.

Fusarium sp. is a common soil fungus that is found on a wide variety of plants. Several species produce potent trichothecene toxins, which target the circulatory, alimentary, skin and nervous systems. Symptoms may occur from ingestion of contaminated grains or through inhalation of spores. It is often found as a contaminant of humidifiers. They are reported to be allergenic. It is the most common cause of mycotic keratitis. Frequently involved in eye, skin and nail infections as well as infections in burn patients and other immunocompromised patients

Memnoniella sp.: Cellulolytic fungus very closely related to *Stachybotrys*. Both fungi have a worldwide distribution and often found together, and commonly found in soil. Recent studies on mycotoxins revealed that *Memnoniella echinata* could have toxicity similar to that of some isolates of *S. chartarum*. In terms of their chemical products, both *S. chartarum* and *M. echinata* produce phenylspirodrimanones, but these two organisms differ in that latter produces griseofulvins. Both produce varying amounts of simple trichothecenes. Thus, it is suggested that *Memnoniella* should also be considered potentially dangerous in indoor air. The conidiophores are dark, simple, bearing at apex a cluster of thick, short phialides; conidia of *Memnoniella echinata* are very similar to those of *Stachybotrys*, dark, 1-celled, globose. The major difference between the two fungi is that the conidia are in long persistent chains (aggregated in slimy heads in *Stachybotrys*). Also the aerodynamic diameter of *Memnoniella* is smaller and it would be expected to have an even greater potential to penetrate deep into lungs than the conidia of *Stachybotrys*.
Cultivation: Corn meal agar, 24°C

Mucor sp. Often found in soils, dead plant material (hay), and horse dung, fruits and fruit juice. It is also found in leather, meat, dairy products, animal hair, and jute. It is almost always in house dust, frequently in air samples and old dirty carpets. Wood chips and sawdust are often attacked by *M. plumbeus* causing "wood chips disease" and "furrier's lung". Accumulated dust in ventilation ducts may contain high concentrations of viable *Mucor* spores. Asthmatic reactions to *Mucor* have been described. It is a Zygomycete fungus that may be allergenic (skin and bronchial tests). It is an opportunistic pathogenic organism and it may cause mucorosis in immune compromised individuals. The sites of infections are the lung, nasal sinus, brain, eye, and skin. Infection may have multiple sites. This organism and other Zygomycetes will grow rapidly on most fungal media. Conidia (aplanospores) are globose to ellipsoidal, 7-8 microns in diameter, yellowish brown and slightly rough-walled, and are produced in sporangia, which are developed around pyriform columella with typical projections. Identification is based on the way sporangia are formed.
Cultivation: Potato dextrose agar, 24°C

Rhizopus sp.: Fungus found throughout the environment. It has been reported to be allergenic and it is often linked to occupational allergy. It may cause mucorosis in immune compromised individuals. It may also cause zygomycosis (rhino-facial-cranial area, lungs, gastrointestinal tract, and skin). The disease is associated with the acidotic diabetes, malnourished children, severely burned patients, and other diseases such as leukemia and lymphoma, immunosuppressive therapy, or use of cytotoxins and corticosteroids. The fungi show a propensity for vessel invasion resulting in embolization and necrosis of surrounding tissue. Colonies of this fungus are characterized by a reddish gray-brown mycelium more than 2 cm high. It is easily recognizable by its hyaline to brown stolons, numerous branched brown rhizoids and shiny black sporangia. Spores (sporangiospores) are diminute, rounded to oval thick walled bodies resistant to heat and drought, pale brown and ridged, 7-12 x 6-8.5 microns. Identification is based on the way the sporangia are formed.
Cultivation: Potato dextrose agar, 24°C

Penicillium sp.: (Aw 0.78). A wide number of organisms belong to this genus. Identification to species is difficult. Often found in aerosol samples. Commonly found in soil, food, cellulose, paint, grains, and compost piles. It is commonly found in carpet, wallpaper, and in interior fiberglass duct insulation. *Penicillium* is reported to be allergenic (skin) and it may cause hypersensitivity pneumonitis and allergic alveolitis in susceptible individuals. It can cause other infections such as keratitis, penicilliosis, and otomycosis. Some species can produce mycotoxins including 1) Ochratoxin, which is damaging to the kidneys and liver and is also a suspected carcinogen; there is also evidence that impairs the immune system. 2) Citrinin that can cause renal damage, vasodilatation, and bronchial constriction. 3) Gliotoxin which is an immunosuppressive toxin, and 3) Patulin is believed to cause hemorrhaging in the brain and lungs and is usually associated with apple and grape spoilage. It can also cause extrinsic asthma. *P. camemberti* has been reported as causing occupational allergies in connection with production of soft white cheese, due to inhalation of conidia liberated from the surface of cheeses. *P. chrysogenum* is often found in moldy buildings where it destroys materials. It also grows well on the glue on the reverse-side of wallpaper and on moist chipboards and is found in plants. Morphological characteristics of *Penicillium* include conidiophores arising from the mycelium single, penicillate, ending in a group of phialides; conidia hyaline or brightly colored in mass, 1-celled, mostly globose or ovoid, in dry basipetal chains.
Cultivation: Potato dextrose agar or Malt extract agar, 24°C

Plthomyces sp. is found in soil and on decaying plants, especially grasses. It is not reported to be pathogenic, and has not been studied as an allergen

Stachybotrys

Considerable recent media attention has been focused on the fungi **Stachybotrys chartarum (atra)**, particularly in light a number of infant deaths in Cleveland from pulmonary hemosiderosis associated with extensive contamination of residences with this fungus. This coupled with the fact that research indicates that contamination of structures with **Stachybotrys** fungi is much more common than originally believed has led to increased interest.

Stachybotrys thrives on water damaged cellulose rich materials in buildings such as sheet rock paper, ceiling tiles, cellulose containing insulation backing and wallpaper. Almost without exception an extended saturation time and/or consistently high levels of humidity are required for this fungi to proliferate. Thus in a majority of cases where **Stachybotrys** is found in buildings the water damage event(s) that has occurred often goes unnoticed, or often as not, ignored by maintenance personnel that are unaware of the implications of such contamination. In sharp contrast, single or sudden water damage events that occur where drying of water damaged material takes place more quickly tend to support the growth of more xerophilic fungi such as **Penicillium** and **Aspergillus** species.

The presence of **Stachybotrys** fungi in buildings is significant because of the mold's ability to produce mycotoxins, metabolites of fungi that can cause adverse health effects in humans and animals. Although most molds produce mycotoxins, those produced by **Stachybotrys** are extremely toxic, are suspected carcinogens and are immunosuppressive. Exposure to these toxins can occur through inhalation, ingestion or dermal exposure. Symptoms of exposure to **Stachybotrys** toxins include dermatitis, cough, rhinitis, nosebleeds, cold and flu symptoms, headache, general malaise and fever. Much of what is known about stachybotrystoxicosis has been gleaned from observation of exposed livestock. Animals exposed to high levels through ingestion of contaminated forage die rapidly due to massive hemorrhaging, both internal and external. Exposure to lower levels over time leads to severe immune system suppression since afflicted animals often suffer from septicemia and succumb to a number of opportunistic infections. As a general rule, air sampling for **Stachybotrys** yields unpredictable results because of a number of factors. First, when significant **Stachybotrys** contamination is present, other fungal contaminants are usually present as well. When conducting sampling using Andersen N-6 generally other fungal contaminants will tend to overwhelm the **Stachybotrys** spores in culture, due to their more rapid growth rate, even when using selective media such as cellulose agar. In addition, most commonly encountered fungal spores such as those of **Aspergillus** and **Penicillium** tend to be much more easily aerosolized than **Stachybotrys** thus further amplifying the recovery of the less significant contaminants. Typically under active growth conditions, the spores of **Stachybotrys** adhere to one another in a sticky sack, making passive aerosolization even more difficult. However, once a **Stachybotrys** contaminated surface has dried for an extended period of time the sticky sack desiccates and the spores are released much more readily.

Because of these factors, a visual inspection of the subject building is the best method of identifying a potential **Stachybotrys** contamination problem and requires a trained eye. Recognizing that **Stachybotrys** constant moisture and cellulose for growth helps the inspector narrow down potential sources. **Stachybotrys** typically appears as a sooty black fungus occasionally accompanied by a thick mass of white mycelia. Bulk or surface sampling of suspect materials should be conducted using caution and removed to the laboratory for identification by light microscopy. New inexpensive techniques are also currently available to measure specific mycotoxins produced by **Stachybotrys** and can assist the inspector in determining the toxicity of the strain isolated. Site-specific analyses should be discussed with the inspector's laboratory.

Stemphylium sp.: Reported to be allergenic. Isolated from dead plants and cellulose materials; it can be parasitic or saprophytic. Morphological characteristics; Dark conidia, with cross and longitudinal septa, variable in shape, frequently globose, broadly ellipsoid, or ovoid, often constricted at major septum.
Cultivation: Potato dextrose agar or V-8 juice agar, 24°C

Ulocladium sp.: (Aw 0.89). This fungus is reported to be allergenic and considered cosmopolitan. It is commonly found as a saprophyte on plant materials and soils. Some species can be also found on dead herbaceous plants, rotten woods, paper, textiles, and other organic substrates (cellulose). **Ulocladium** frequently occurs in air and dust samples. Also found on water-damaged building materials such as gypsum boards. Positive skin prick test to *U. chartarum* is seen in patients with airway allergies to *Alternaria*. The clinical consequence is that **Ulocladium** contributes to the allergenic burden of *Alternaria*-sensitive patients. Conidia are either solitary or in chains, often short ellipsoidal with transverse and longitudinal septa 1-5 in number, similar to those of *Stemphylium* and *Alternaria*.
Cultivation: Potato dextrose agar, 26°C

Interpretive Guidelines:

Normal Spore Levels: Indoor spore levels usually average 30% to 80% of the outdoor spore levels at the time of sampling, with the approximate same distribution of spore types. Filtered air, air-conditioned air or air that is not in the proximity of outdoor sources may drop to 5% to 15% of the outdoor spore levels at the time of sampling. As these are general guidelines, a major factor is the accessibility of outdoor air. A residence with heavy foot traffic, open door and windows, etc., may average 95% of the outdoor levels. An office building with limited air exchange may average as low as 2% of the outdoor levels. Dusty interiors may exceed 100% of the outdoor spore levels but will mirror the outdoor distribution of spore types.

Problem Interiors: A substantial increase of one or two spore types, which are inconsistent and not reflective of the outside, spore distribution. This is usually indicative of mold growth.

**Suggested Guidelines for Mold Spore and Skin Cell Fragment Concentrations
Residential Buildings (Counts/Cubic Meter) m³**

Suggested Guideline	Total	<i>Penicillium/Aspergillus</i>	<i>Ascospores/Basidiospores</i>	<i>Cladosporium</i>	<i>Zygomycetes</i>	Skin Cell Fragments
"Average" Clean Residence	<1,800	<600	<200	<100	<100	<9,000
"Clean" Residence (Maximum)	<3,000	<1,400	*<900	*<800	<600	<16,000
Indoor Contamination Present	***>8,000	>4,000	*>1,500	*>600	>700	>20,000
Indoor Amplification May Be Occurring	*>12,000	>8,000	*>1,500	*>1350	>1,000	**>30,000

Reference: *Airborne Mold Spore Concentrations in Commercial & Residential Buildings*, Daniel M. Baxter, Environmental Testing Associates, San Diego, CA., 1995.

* May depend on outside spore concentration for each species

** Based on mean plus standard deviation of contaminated residences indicating inadequate housekeeping

*** Based on median of contaminated residences

Summary of Mold Spore Species Distribution

Building Type	<i>Penicillium/Aspergillus</i>	Ascospores/ Basidiospores	<i>Cladosporium</i>	Zygomycetes	Skin Cell Fragments
"Clean" Commercial Buildings	37%	24%	11%	5%	23%
"Contaminated" Commercial Buildings	66%	6%	4%	10%	14%
"Clean" Residential Buildings	39%	18%	21%	<1%	22%
"Contaminated" Residential Buildings	20%	76%	1%	1%	2%
"Contaminated Buildings Sampled During Drywall Demolition"	92%	<1%	<1%	5%	3%

Reference: *Airborne Mold Spore Concentrations in Commercial & Residential Buildings*, Daniel M. Baxter, Environmental Testing Associates, San Diego, CA., 1995.

Typical Outdoor Spore Levels for the State of California

The typical outdoor spore level data presented are the top spore types compiled from the EMLab database of outdoor spore samples for the State of California. Reference: *IAQ Pocket Reference Guide*. EMLab 2006

Spores/M³

California Fungal Type	Low	Medium	High	Frequency %
Alternaria	7	27	213	61
Basidiospores	13	320	7307	96
Bipolaris/Drechslera group	7	13	107	14
Botrytis	7	25	200	25
Chaetomium	7	13	107	19
Cladosporium	53	693	6347	98
Curvularia	7	13	147	6
Epicoccum	7	13	173	20
Nigrospora	7	13	200	7
Oidium	7	20	200	22
Penicillium/Aspergillus types	50	213	2640	90
Rusts	7	20	274	31
Smuts, Pericornia, Myxomycetes	10	40	440	72
Stachybotrys	7	13	400	5
Torula	7	13	173	14

Data Interpretation and Air Quality Standards

There are no specific regulations governing surface microbiological contamination or airborne microbiological contaminants in indoor air (bioaerosols). This is in part due to the many variables involved with sampling for microorganisms, dramatic fluctuations in background levels of microorganisms, lack of agreement between researchers about what constitutes a “problem situation” and an overall lack of industry experience in interpreting microbiological laboratory data. Therefore, it is critical that the indoor air consultant be able to combine experience and knowledge of microbiology to evaluate laboratory results of samples collected from interior locations.

Thank you for doing business with us.



Prepared by _____
Greg Candelario, Lab Director
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Lab Number: MA-127154
 Date Received: March 21, 2016
 Date Analyzed: March 21, 2016
 Date Reported: March 21, 2016
 Analyst: Greg Candelario

MICROSCOPIC ANALYSIS OF AIRBORNE MOLD SPORES (AIR-O-CELL NON-VIABLE COUNT)

LAB SAMPLE #: CLIENT SAMPLE #: AIR TEST LOCATION: Dust/Debris Rating (1-5): Opaque Particle Rating (1-5): Skin Cells:	SPORE CONCENTRATIONS		SPORE CONCENTRATIONS	
	1	2	1	2
Next to S. wall at washer/dryer		Outdoors		
	3	3		
	1	1		
	1	1		

CLIENT: West Coast Restoration

SITE: Mark Ali

7660 S. Shingle Rd.
 Shingle Springs, CA
 Fire Station #91
 CLAIM #: PO#17938

	Count	Count per M ³	Count	Count per M ³
Alternaria:	3	125	4	167
Ascospores:	11	459	10	417
Aspergillus/Penicillium:	9	376	5	209
Aureobasidium/Hormonema:	2	83	0	0
Basidiospores:	95	3965	156	6511
Botrytis:	0	0	0	0
Chaetomium:	2	83	0	0
Cladosporium:	13	543	28	1169
Curvularia:	0	0	0	0
Drechslera/Bipolaris:	1	42	2	83
Epilochium:	2	83	4	167
Fusarium:	0	0	0	0
Ganoderma:	2	83	3	125
Nigrospora:	0	0	0	0
Oidium/Peronospora:	0	0	0	0
Periconia:	3	125	3	125
Phoma:	0	0	0	0
Pitheomyces:	0	0	0	0
Pleospora:	0	0	0	0
Polythrincium:	0	0	0	0
Rhizopus/Mucor:	0	0	0	0
Rusts:	3	125	13	543
Smuts/Mycomyces:	2	83	3	125
Sparganzinia:	0	0	0	0
Stachybotrys:	0	0	0	0
Stemphylium:	0	0	0	0
Torula:	0	0	0	0
Ulocladium:	0	0	0	0
Pollen:	14	584	36	1503
Misc. Hyaline Fungi:	0	0	0	0
Unidentified Conidia:	0	0	0	0
Hyphae Fragments:	0	0	0	0
TOTAL MOLD SPORES:	162	6762	267	11144

	Counting Statistics	Counting Statistics	Counting Statistics	Counting Statistics
Total Air Volume (m ³):	0.075	0.075	0.075	0.075
Microscope Field Diameter (mm):	0.46	0.46	0.46	0.46
Number of Traverses:	10	10	10	10
Detection Limit (Counts/m ³):	41.7	41.7	41.7	41.7

Approved by:

Greg Candelario, Lab Director

Analytical results represent the analysis of samples collected on site by ADAM Laboratories Inc. This report is generated at the request and for the exclusive use of the person or entity (client) named on such report. Results, reports or copies will not be released to a third party without written request from the client. Sample(s) will be retained for a period of 30 days for possible future analytical verification, after which the sample(s) will be disposed of according to all state and federal guidelines. ADAM Laboratories Inc. is a participant in the PAT (Proficiency Analytical Testing) LQAP (Laboratory Quality Assurance Program) by AIHA (American Industrial Hygiene Association).



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ANALYSIS OF SURFACE MOLD SPORES (SEMI-QUANTITATIVE NON-VIABLE IDENTIFICATION)

Lab Number: MS-127154
 Date Received: 3/21/2016
 Date Analyzed: 3/21/2016
 Date Reported: 3/21/2016
 Analyst: Greg Candelario

Tape 1 Tape 2

LAB SAMPLE #:	T1	T2		
CLIENT SAMPLE #:	1	2		
SURFACE TEST LOCATION:	South wall at baseboard	South wall at baseboard		
Dust/Debris Rating (1-5):	5	5		
Opaque Particle Rating (1-5):	5	5		
Alternaria:	Significant amount	Moderate amount		
Ascospores:				
Aspergillus/Penicillium:	Significant amount	Trace amount		
Aureobasidium/Hormonema:				
Basidiospores:				
Botrytis:				
Chaetomium:				
Cladosporium:				
Curvularia:	Small amount	Small amount		
Drechslera/Bipolaris:				
Epicoccum:				
Fusarium:				
Ganoderma:				
Nigrospora:				
Oldium/Peronospora:				
Periconia:				
Phoma:				
Pitheomyces:				
Pleospora:				
Arthrinium:				
Rhizopus/Mucor:				
Rusts:				
Smuts/Mycosporales:	Small amount	Small amount		
Spezzazinia:				
Stachybotrys:				
Stemphylium:				
Trichocladium:				
Torula:				
Ulocladium:	Significant amount	Large amount		
Ceratocystis/Ophiostoma:				
Misc. Hyaline Fungi:				
Misc. Brown Fungi:				
Small Brown Round:				
Unidentified Conidia:				
Hyphae fragments:	Small amount	Small amount		

CLIENT: West Coast Restoration

SITE: Mark All/Firestation #91
 7660 S. Shingle Rd.
 Shingle Springs, CA
 PO#17938

SPORE QUANTIFICATION TABLE

Estimates

Tape Sample

Reporting Level	Spores per cm ²	% Range
None detected =	<15	<1%
Trace amount =	15 - 150	1-5%
Small amount =	150 - 1,500	5-25%
Moderate amount =	1,500 - 100,000	25-50%
Significant amount =	100,000-150,000	50-75%
Large amount =	>150,000	75-100%

Swab Sample

Reporting Level	Spores per Swab	% Range
None detected =	<460	<1%
Trace amount =	460 - 4,600	1-5%
Small amount =	4,600 - 46,000	5-25%
Moderate amount =	46,000 - 4,600,000	25-75%
Significant amount =	2,300,000- 4,600,000	50-75%
Large amount =	>4,600,000	75-100%

Bulk Sample

Reporting Level	Spores per Gram	% Range
None detected =	<4,600	<1%
Trace amount =	4,600 - 46,000	1-5%
Small amount =	46,000 - 460,000	5-25%
Moderate amount =	460,000 - 4,600,000	25-75%
Significant amount =	2,300,000-4,600,000	50-75%
Large amount =	>4,600,000	75-100%
Significant amount =	2,300,000-4,600,000	50-75%
Large amount =	>4,600,000	75-100%


 Greg Candelario, Laboratory Director

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