



MANUFACTURING FACILITY—MINNESOTA

COMPANY EMPLOYEE DAYCARE FACILITY

MOLD & WATER INTRUSION INVESTIGATION/DEMOLITION/REMEDIATION

A national manufacturing operation based in Minnesota, provides a daycare facility for its employees. Pinnacle was retained by the client to investigate an area of the daycare facility that had visible signs of mold growth, wet carpeting, and dampness. The following summary outlines the investigation and complete remediation of the lower level of the building.

Project Highlights

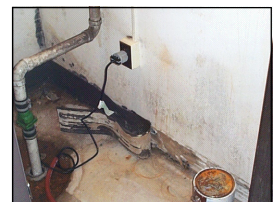
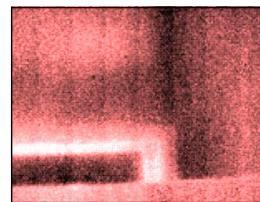
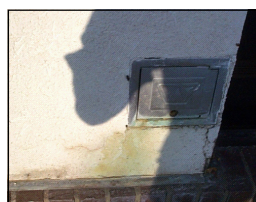
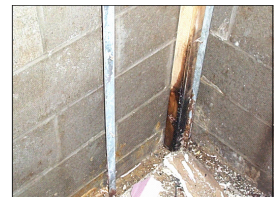
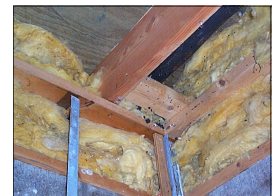
Work Scope: The work scope consisted of identifying potential causes of the fungal growth and moisture intrusion, recommending solutions, and managing the contract work for the implementation of those solutions.

The Challenge: Pinnacle staff would be on site during working hours. The daycare facility needed to remain open. Pinnacle's top priority during investigation and remediation was the 100% containment and control of the work area.

Specific Findings: Initially, the work area was limited to the lower level of the daycare in an area surrounding a storage closet which housed a drain field collection sump. Work began in this area since the plumbing for the sump had leaked in the past, causing saturation of the drywall and a portion of the carpeting adjacent to the storage area. A drainage spout located on the exterior of the building near this area had also been leaking adding to the moisture intrusion. The drywall, carpeting and other construction materials were visibly contaminated with fungal growth in this area. As removal of the drywall began, a high moisture concentration on the outside walls was evidence that further investigation was warranted.

Upon further investigation, it was found that there was water seepage in spots along with moisture concentration on the exterior walls. This moisture seepage was found to be caused by damaged drain tiling around the exterior of the building. This finding led to a complete remediation of the lower level, as well as up a stairwell adjacent to the storage area.

Site Remediation: The work scope consisted of isolation of the work area, ventilation and air filtration, the removal of the suspect fungal growth on the drywall including debris removal, and clearance sampling. All drywall was removed from the outside walls of the lower level, including shelving, doors, and carpeting. Tile was installed in place of the carpeting, and the walls were treated and painted. Migration of bioaerosols into the interior of the duct work required cleaning of the duct work for the building as well. The damaged portion of the drain tiling was replaced. All work was conducted in a manner to minimize construction dust and potential release of bioaerosols and mold structures to the containment area. Follow up air and swab sampling of the affected areas and a control area was conducted to determine the effectiveness of the work and to determine if any follow-up work was warranted. Clearance sampling indicated no further work was necessary.



Project Team:

John Landwehr —Project Manager
Mike Bennett —Site Supervisor
Jim Holland —Principle-In-Charge