

COMMERCIAL PRINTER—NORTH MANKATO, MINNESOTA

ABANDONED WAREHOUSE & OFFICE COMPLEX

MOLD/WATER INTRUSION INVESTIGATION/REMEDIATION



On January 4, 2005 Pinnacle conducted a site survey to evaluate potential water damage, animal damage, and mold contamination at the client's property. The property consisted of an abandoned office building and warehouse complex in Pompano Beach, FL. Following is an outline of the work scope and steps taken to completely clean up the site. The property had been abandoned for some time and had received no maintenance attention. The client was looking to put the property up for sale but needed to evaluate first if the building could be salvaged, and secondly, would the costs to clean up the site allow a profitable return.

Project Highlights

The Challenge: The building consists of a lower warehouse area and an upper office (build-out) storage area. The upper build-out storage area (UA) had issues with animal infestation, mold contamination, and water damage. Pigeons were observed inhabiting the area above the build-out office. They were continuing to contribute to fecal contamination of all areas of the upper level. The property needed to be cleaned up and put back into saleable condition.

Work Scope: The concentration of the clean up was on water damage, animal damage, and mold contamination. The work scope consisted of identifying those areas of damage and contamination, recommending solutions, and managing the contract work for the implementation of those solutions.

Equipment & Procedures Used in the Investigation: The initial assessment included the use of infrared imagery, digital photography, moisture content of building materials of concern, and visual /olfactory observations. The areas that were evaluated for mold contamination, infestation and water damage were documented in a report with either digital photos or Infrared Imagery referring to a specific location on the floor plan, areas of moisture content were documented with Moisture Analysis readings.

Site Remediation: The work scope consisted of the removal of the existing pigeons along with feces on the floors and overhead piping. The office vents and duct work were cleaned, and water damaged dry wall was removed and replaced. All surfaces, walls, and overhead piping were HEPA-vacuumed and disinfected, as well as the HVAC system.

Project Summary: The property was assessed and successfully remediated for a cost much less than anticipated by our client. Initial assessment of the property by other parties suggested complete demolition of the buildings, which would have increased the cost of sale significantly on the property.

Project Team:

John Landwehr—Sr. Project Manager
Alex McLean—Operations Manager
Jim Holland—Principle-In-Charge

