

# TEXAS CONSULTING SERVICES

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## Mold Remediation Protocol for:

Midland County  
Mr. Eddie Melendez

### *PROJECT:*

2200 E. New Jersey  
Midland, TX 79706

### *INSPECTION DATE:*

April & June 2025

### *REMEDIATION DATES:*

TBD

  
\_\_\_\_\_  
**Mold Consultant**

\_\_\_\_\_  
**Date**

MAC-0293  
\_\_\_\_\_  
**License Number**

4/1/2026  
**Exp. Date**

\_\_\_\_\_  
**Mold Contractor**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**License Number**

\_\_\_\_\_  
**Exp. Date**



**MEMBER**



# INDEX

**TAB 1      PROTOCOL**

**TAB 2      FLOOR PLANS**

**TAB 1**

**PROTOCOL**

# TEXAS CONSULTING SERVICES

## SUMMARY EVALUATION MOLD PROTOCOL

### LIMITATIONS AND REPRODUCTIONS

Texas Consulting Services makes no warranty, assurance, or guarantees that other Mold Containing Materials (MCM) may not be in the structure in areas that were not covered by this inspection.

This report has been prepared on behalf of and for the exclusive use of Midland County for use in the evaluation of the site located at 2200 E. New Jersey in Midland, TX. This report and findings contained herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party in whole or in part, without the express written consent of Midland County or Texas Consulting Services. This consultant has not yet performed an asbestos inspection on this facility prior to the start of remedial scope.

### SCOPE OF MOLD REMEDIATION

1. Texas Consulting Services will not be responsible for any mold containing materials (MCM) that were not found in the mold inspection of the site due to areas that were inaccessible or concealed. Since the inspection is limited to areas that are accessible to the inspector and not enclosed or otherwise concealed from the inspection process and additionally that non-destructive testing is performed during the inspection, the owner is advised that remediation or demolition may discover additional MCM on site.
2. This protocol is written based on the MCM inspection of the site and on the lab analysis of samples taken. The laboratories used are AIHA certified and Texas Consulting Services assumes these analyses are true and correct but will not be responsible for their content.
3. Any damages done to the site will be the responsibility of the site owner. Some damage will occur as a part of the inspection/remediation process such as, but not limited to, painted surfaces, holes in walls or other cosmetic damage. Texas Consulting Services will not be responsible for these damages.
4. Theft from the site will not be the responsibility of Texas Consulting Services.
5. This inspection/protocol is not a warranty as to the absence of MCM in the completed project.
6. Neither Texas Consulting Services, its employees nor representatives have had, presently have, or contemplate having any interest in the subject property or are associated in any way with any party to this project.
7. This report is accurate only for the test date and/or remediation dates. Factors not limited to increased moisture levels or others activities on site may increase or decrease the amount of MCM's. TCS assumed no responsibility or knowledge of such factors.
8. Texas Consulting Services is not responsible for any activities beyond the date of inspection and/or remediation unless specifically contracted and outlined to do so.
9. No verbal statements by the inspector are to be considered a part of this inspection or report.



**REMEDICATION PROTOCOL**  
**2200 E. New Jersey in Midland, TX.**

**JOB SITE DESCRIPTION**

This is an industrial facility located at 2200 E. New Jersey in Midland, TX. The facility in question is owned by Midland County and used as storage for the DA and the JP. The specific area scoped herein is the building and it's contents affected by moisture intrusion from historical moisture intrusion events. The interior consists of concrete floors, metal deck roofing and CMU perimeter and partition wall.

**ASSUMPTIONS AND CLARIFICATIONS**

Consultant and Owner reserve the right to amend protocol at any point during the conduction of this scope of work. Contractor must be a currently licensed Mold Remediation Contractor with adherence to all DSHS Mold Remediation Guidelines including contractor supervisor licensure, worker training, insurance and refreshers. Owner/management will address exact cause of water damage. The cause of damage appears to have been water intrusion events from roof leaks and lack of air conditioning in the facility. **The square footage of material to be removed affects approximately 3,000 sq. ft. of CMU interior walls with treatment of contents as indicated in the floor plans and written description of this protocol.** Contractor to assess areas for further fungal growth or water damage in contents and walls in containment. Special attention will be given to inspect walls and construction materials in containment to determine if water/fungal damage extends beyond this initial scope. **As a means of insuring damage will not reoccur the owner will investigate repairs to assure satisfactory conditions.** Owner/management will arrange those repairs, TCS and environmental contractor do not assume any reconstruction responsibility or knowledge. All reconstruction and repairs are the responsibility of the building owner. Tenant and/or owner management will move all loose articles and furnishings from containment areas prior to remediation. Any objects not removed from the room will be covered with min. 6 mil poly prior to any remediation.

**PROTOCOL**

Description: This remediation will involve a remediation of the following:

- **The square footage of material to be removed affects approximately 3,000 sq. ft. of CMU interior walls with treatment of contents as indicated in the floor plans and written description of this protocol.** Contractor to assess areas for further fungal growth or water damage in contents and walls in containment. Special attention will be given to inspect walls and construction materials in containment to determine if water/fungal damage extends beyond this initial scope. **As a means of insuring damage will not reoccur the owner will investigate roofing repairs to assure satisfactory repair.** The goal of this project is to remediate mold growth identified on all perimeter walls of the DA storage area and the northside of the common wall in the JP storage area as well as to clean/decontaminate all contents/files in preparation for handling by Midland County personnel. Special attention will be given to inspect walls, construction materials, shelving and files/boxes in containment to determine if water/fungal damage extends beyond this initial scope. If additional fungal/water damage is discovered



contractor will notify owner and consultant immediately for further instruction. Same will apply if no mold or biological indications are discovered so as to eliminate removal areas if needed. Decontamination will include wet-wiping of all exposed structural elements with **EPA approved bio-cide**, HEPA-vacuuming of all contained items and any material left in the room.

Tentative Schedule: ASAP

Environmental Contractor: TBD

Post-Remediation Sampling: Minimum 1 containment air sample, 1 containment surface sample, 1 interior non-contained air sample, minimum 1 exterior air sample. These shall be performed after a laser particulate screening and visual assessment. Laser particulate screening and visual assessment may be used to determine whether tear-down may occur before receiving objective surface and air measurements from licensed DSHS laboratory.

Details: Items left in the areas such as shelving will be covered with min. 6 mil poly and wet wiped prior to post-remediation sampling. Consultant reserves the right to amend protocol, order of operations and/or requirements outlined herein.

Project Specific Requirements:

Note: Requirements apply to both JP and DA Storage unless specifically denoted for individual areas.

**Document Disposal (Shredding) Clarification:** Owner is to label all documents and boxes intended for disposal prior to job walk thru. Contractor is responsible for determining quantities of both materials for the execution of this protocol. Contractor to provide at minimum one (1) heavy duty, commercial grade strip-cut shredder capable of thirty (30) 8.5 x11 sheets at a time and a feed capability of 20 feet per minute. Contractor to provide signed confidentiality agreement and affidavit as provided by Midland County for each employee on location. No cell phones will be allowed inside the gated property during any and every activity executed in this protocol.

- Contractor is responsible for DSHS notification, DSHS licensure and insurance requirements adhering to DSHS requirements and mandates.
- Contractor is to block off all supply and return ducts in containment.
- Contractor is to construct minimum single stage decontamination unit with a shower or separating enclosure (no water). Contractor will establish negative pressure relative to the interior of the facility using at minimum one 2,000 cfm negative air unit(s) in containment unless otherwise denoted. Exhaust will be to the exterior at all times. Containment will be constructed of minimum 6 mil poly from floor to ceiling immediately surrounding any area undergoing remediation.
- Contractor will post DSHS required signs including black letter with yellow background reading at minimum "Mold Remediation In Progress".
- PPE for personnel shall be at minimum half-face respirator with N-95 or equivalent cartridge. Gloves not required but full disposable suiting required in containment at all times by workers and to be discarded in the decontamination unit prior to exit from containment.



- General containment enclosures may be constructed of pvc, scaffold frame or other structurally integral components along with reinforced poly for exterior construction and 6 mil non-reinforced poly for interior construction.

- **DA Storage:**

- a. **Containment Measures:** shall include the construction of a Cleaning/Decontamination Room, Clean Room and a single stage decon unit for personnel entry/exit attached to the Cleaning/Decontamination Room.
  - i. **Cleaning/Decontamination Room:** This room shall connect the exterior, east door of the DA storage to the Clean Room and the single stage decon unit. All cleaning of files, file boxes and general items excluding shelving shall be conducted in this room by qualified and trained mold remediation personnel. Once cleaned, these items shall pass through the zipper partition wall to the Clean Room for Midland County personnel to store on or off site. This room shall have at least one 2,000 cfm neg air unit in place exhausting to the exterior at all times along with HEPA filtered make-up air (2'x2' filter in the partition wall) incoming from the Clean Room. Midland County personnel may not enter this room. This room shall be under negative pressure relative to the Clean Room and the exterior at all times.
  - ii. **Clean Room:** This room shall be connected to the Cleaning/Decontamination Room and is intended for temporary storage of cleaned files, file boxes and general items excluding shelving. Midland County personnel may enter this area provided the zipper partition wall has been sealed by the remediation contractor.
  - iii. **Single Stage Decon Unit:** This unit shall be used by remediation personnel only for entry and exit into the Cleaning/Decontamination Room and containment in the storage area. A double flap shall be present with a large enough area for a changing room and the exterior shall have all appropriate signage in compliance with the TMAAR.
  - iv. **Negative Pressure:** The DA storage area shall remain under negative pressure relative to the exterior at all times during remediation activity.
- b. **Contents:** This activity is to be conducted prior to wall remediation outlined in step "c" of this section. At minimum, four (4) neg air units shall be in place with HEPA filtration and exhausting to the exterior during wall remediation and all contents related activity.
  - i. This operation is to occur prior to decontamination of documents remaining on site or being retained by Midland County. All files marked/indicated for disposal and/or shredding shall be discarded via strip-cut shredding in the Decontamination Room. All shredded material is to be double bagged with minimum 4 mil bags and placed in a locked container prior to removal and

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transport to a county approved landfill. Boxes pertaining to the documents undergoing shredding operations shall be broken up and bagged in the same manner as the shredded documents.

- ii. All files, file boxes, evidence and general items NOT marked for disposal/shredding excluding shelving shall be: HEPA-vacuum for paper and cardboard goods with an additional wet wipe with **EPA approved biocide for hard-sided (non-porous goods)**. This cleaning will be conducted in the Decontamination Room and then placed in the Clean Room for collection by Midland County personnel or moving to other on site storage by contractor on behalf of Midland County personnel. Files or file boxes with visible mold growth shall be reboxed or discarded completely on a case by case basis with final determination made by Midland County personnel. Contractor to provide new file boxes in the event of that need. All shelving left in place shall be cleaned via HEPA vacuuming and covered/left in place. Cleaned contents are to be removed by contractor to on site storage provided by Midland County.
- c. **Walls:** Once all contents (other than shelving) have been removed and either stored or out of the Clean Room, all walls will be wire brushed and cleaned with EPA approved biocide. Surfaces shall be free of staining, evidence of growth and debris. A wet wiping of the exposed deck ceiling shall be performed after all walls are clean. At minimum, four (4) neg air units shall be in place with HEPA filtration and exhausting to the exterior during this and all contents related activity.

- **JP Storage:**

- a. **Containment Measures:** shall include the construction of a negative pressure (relative to the exterior) of the north wall and a single stage decon unit for personnel entry/exit through the interior of the JP storage area.
  - i. Single Stage Decon Unit: This unit shall be used by remediation personnel only for entry and exit into the containment for the north (common) wall in the JP storage area. A double flap shall be present with a large enough area for a changing room and the exterior shall have all appropriate signage in compliance with the TMAAR.
- b. **Contents:** This activity is to be conducted prior to wall remediation outlined in step “c” of this section. North Wall containment is to be constructed but not performed at the time this work for Contents is conducted unless contractor chooses to install critical barrier between north wall and the remainder of the JP storage area. Consultant to determine effectiveness and approve change in operation/protocol. At all times the North Wall containment shall be under negative pressure relative to the file storage area of JP storage. This activity is to be conducted prior to wall remediation outlined in step “c” of



this section. At minimum, four (4) neg air units shall be in place with HEPA filtration and exhausting to the exterior during wall remediation and all contents related activity.

- i. This operation is to occur prior to decontamination of documents remaining on site or being retained by Midland County. All files marked/indicated for disposal and/or shredding shall be discarded via strip-cut shredding in the Decontamination Room. All shredded material is to be double bagged with minimum 4 mil bags and placed in a locked container prior to removal and transport to a county approved landfill. Boxes pertaining to the documents undergoing shredding operations shall be broken up and bagged in the same manner as the shredded documents.
- ii. All files, file boxes, evidence and general items NOT marked for disposal/shredding excluding shelving shall be: HEPA-vacuum for paper and cardboard goods with an additional wet wipe with **EPA approved biocide for hard-sided (non-porous goods)**. This cleaning will be conducted in the Decontamination Room and then placed in the Clean Room for collection by Midland County personnel or moving to other on site storage by contractor on behalf of Midland County personnel. Files or file boxes with visible mold growth shall be reboxed or discarded completely on a case by case basis with final determination made by Midland County personnel. Contractor to provide new file boxes in the event of that need. All shelving left in place shall be cleaned via HEPA vacuuming and covered/left in place. Cleaned contents are to be removed by contractor to on site storage provided by Midland County. If contents are to remain in place by owner's choosing, these files/contents shall be covered and protected while North (Common) Wall work is completed and successfully passed post remediation sampling.

**c. North (Common) Wall:** Once all contents (other than shelving) have been cleaned/decontaminated, the north will be wire brushed and cleaned with EPA approved biocide. Surfaces shall be free of staining, evidence of growth and debris. A wet wiping of the exposed deck ceiling shall be performed after all walls are clean.

- After the containment has passed final clearance inspection, spray all exposed surfaces with EPA approved biocide. This includes the concrete foundation surface, and structural members in contact with the concrete. All wall surfaces shall be sealed with anti-microbial paint such as Kilz, Fosters 40-20, etc. with a minimum effective period of 7-10 years unless this consultant approves another application with the same or better effectiveness.
- A manometer shall verify negative pressure in the contained areas during the entire remediation until final clearance is achieved. This scrubbing shall be performed during all activities of remediation and should be left on for objective post-remediation sampling. These shall run for a minimum of 24 hours before running post remediation sampling after removal is complete.
- Perform clearance sampling as noted for this phase. Please see the Post Remediation Sampling and Criteria section of this protocol for guidelines and criteria for analyzing these results.



- Contractor will not tear down containment until written clearance is issued by Consultant.

### **POST REMEDIATION SAMPLING AND CRITERIA**

The contractor should contact the consulting company chosen to perform Post Remediation Clearances a minimum of 48 hours prior to completion of remediation to schedule clearance testing.

**Post Remediation Clearance testing will be performed while walk-in enclosures and containments are in place.** Devices used to provide negative pressure barrier will remain in use, along with any dehumidifiers or other climate control devices. Any critical barriers applied to openings will remain in place. Contractor may choose to ask for clearance of individual containments but must do so in writing minimum of 48 hours in advance of containment completion and allow for a minimum of 24 hours of negative pressure HEPA-filtration scrubbing before post-remediation sampling is performed.

Consultant and Contractor will take photos of the completed work for documentation and inclusion in the Passed Final Clearance Report.

The consultant will perform a visual assessment which will include:

- Determine if all mold contaminated materials identified in the investigation have been removed.
- The containment area(s) and staging area is free of dust and debris.
- All surfaces must be clean. Air sampling may not be performed during or immediately after a rain event.
- The work has been completed in compliance with the remediation protocol and remediation work plan.

Owner/management will provide written proof that a solution for the cause of the water/fungal damage is being sought, repaired and implemented prior to reconstruction and post-remediation sampling. If the visual assessment passes, air sampling will be conducted. Air sampling for mold will be performed using Air O Cell®, Allergenco, Versa Trap® 37 mm Spore Trap, or similar cassettes. Surface sampling will be performed using a nationally recognized surface lift method.

Prior to sampling, licensed consultant shall perform a laser particulate scan to determine if particle levels in the size range for mold/fungi spores is equal to or less than that of the same measurements in exterior air at the time of measurement. If particle levels are higher than exterior levels, further investigation may be necessary. This scan must be satisfactory prior to air and surface sampling.

One air and one surface sample from a hard surface will be collected in each enclosure/containment. One outside sample will be collected at about the same time outside the building. Outside sampling will be used for comparison. A minimum of two air samples and three surface samples from hard surfaces will be collected from random areas of the staging area during the post remediation sampling at about the same time (within ½ hour) of the sampling in each containment and



the baseline exterior sample. Outside sampling will be used for comparison. Air sampling shall be performed in the normal breathing space of occupancy and/or in the remediated wall cavities of the perimeter of the facility.

If the areas do not pass the visual inspection, steps must be taken to correct the deficiencies. Then the area must be re-cleaned, inspected, and tested.

At the conclusion of air sampling, HEPA filter air machines and dehumidifiers (if in use) will be left in operation until analytical results confirm the remediation has been successfully completed and the contractor and owner have received verification of clearance in writing.

When addressing clearance criteria, it is important to note that the ACGIH (American Conference of Governmental Industrial Hygienists) has not set a Threshold Limit Value (TLV) for microbial/fungi contamination and OSHA has not set a Time Weighted Average (TWA). It is also not expected that either will be addressed due to difficulties in establishing levels that result in health problems or what is normal (which varies greatly in different areas and seasons). The Department of State Health Services (DSHS), OSHA, or EPA do not address or recognize “toxic” mold but recognize the hazard only by the size of contiguous growth. The industry standard is to compare exterior spore levels and types to those found in the interior of the building. Recently, the *Mould and Bacteria Reviews* printed a nationally recognized guideline for analyzing numerical data of non-viable and viable mould air samples. These are the standards by which the air in this building will be judged for clearance purposes and are summarized later in this section. However, clearance criteria for surface samples will be accordingly:

1. Any concentration (rare, medium or high) on the surface lifts of the following spore species will be determined as unsatisfactory and will warrant further investigation and/or remediation: *Stachybotrys* and *Chaetomium*. Consultant may wave if other sampling may indicate a presence uncontrollable by engineering controls.
2. Rare concentrations on the surface lifts of the following spore species will be determined as satisfactory and will not prohibit the consultant from issuing clearance: *Aspergillus/Penicillium*, *Cladosporium*, *Bipolaris*, *Basidiospores*, *Ascospores*, *Alternaria*, hyphal fragment or unidentifiable spores. Medium or High concentrations on a surface lift of this spore type will constitute a failed clearance. In addition, other spore types identified in exterior air counts at the same time of surface sampling but not included in this paragraph will be deemed acceptable in rare concentrations other than *Stachybotrys* and *Chaetomium*.
3. Medium concentrations on the surface lifts of the following spore types will be determined as satisfactory if found present during exterior air sampling during the same time period of surface sampling (within ½ hour) and will not prohibit the consultant from issuing clearance: *Cladosporium*, *Bipolaris*, *Basidiospores*, *Ascospores*, *Alternaria*, hyphal fragment or unidentifiable spores. In addition, any other naturally occurring spore type identified in the exterior air at the time of air sampling will be scientifically analyzed to determine whether presence on the surface lift is acceptable in this concentration unless otherwise precluded in item #1 of this section.



4. High counts of any spore type identified on a surface lift will warrant further investigation and/or remediation.

This surface sampling criteria may only be superseded or excluded only if sound scientific reasoning is provided in writing to both contractor and owner and the owner approves of this exclusion prior to the tear down of any enclosure/containment.

Clearance criteria for analytical air samples shall be in accordance with the *Guidelines for Interpretation of Numerical Data of Non-viable Airborne Mould Samples* (located also in Appendix A of this report) as outlined in the April 2005 Issue #5, Part 1 and shall constitute a nationally recognized standard. These criteria are summarized in the following:

## **Guidelines for Interpretation of Numerical Data of Non-viable Airborne Mould Samples**

For a comprehensive assessment of the sample results, all the six steps require to be followed where applicable.

1. Consider the concentrations of spore types which may reach high concentrations in the outside environment (for example Ascospores, Alternaria/Ulocladium, Basidiospores, *Cladosporium*).
  - If the total concentration of these spore types in the indoor air is lower than or equal to 1 to 1.4 times the outside concentration, i.e.,  $I_c \leq O_c \times 1 (+0.4)$ , then indoor source is unlikely (background level).
  - If the total concentration of these spore types in the indoor air is lower than or equal to 1.6 ( $\pm 0.4$ ) times the outside concentration, i.e.,  $I_c \leq O_c \times 1.6 (\pm 0.4)$ , then indoor source is possible and further investigations are required.
  - If the total concentration of these spore types in the indoor air is more than twice the concentration in outside air, i.e.,  $I_c > O_c \times 2$ , then indoor source is likely and immediate further investigations are required.
2. Consider the concentration of Penicillium/Aspergillus spore types.
  - If the difference in concentration between indoor air and outside air is lower than or equal to 800 spores/m<sup>3</sup>, i.e.,  $I_c - O_c \leq 800$ , then indoor source is unlikely (background level).
  - If the difference in concentration between indoor air and outside air is greater than 800 spores/m<sup>3</sup> but lower than or equal to 800 spores/m<sup>3</sup> i.e.,  $I_c - O_c > 800 \leq 800$ , then indoor source is possible and further investigations are required.
  - If the difference in concentration between indoor air and outside air is more than 800 spores/m<sup>3</sup>, i.e.,  $I_c - O_c > 800$ , then indoor source is likely and further investigations are required immediately.
3. Consider the concentration of *Chaetomium* spp.
  - If the concentration in indoor air is lower or equal to the concentration in outside air, i.e.,  $I_c \leq O_c$ , then indoor source is unlikely (background level).
  - If the difference in concentration between indoor air and outside air is lower than or equal to 5 spores, i.e.,  $I_c - O_c \leq 5$ , then indoor source is possible and further investigations are required.



- If the difference in concentration between indoor air and outside air exceeds 5 spores, i.e.,  $I_c - O_c > 5$ , then indoor source is likely and further investigations are required immediately.
4. Consider the concentration of *Stachybotrys* spp.
- If the concentration in indoor air is lower or equal to the concentration in outside air, i.e.,  $I_c \leq O_c$ , then indoor source is unlikely (background level).
  - If the difference in concentration between indoor air and outside air is not more than 2 spores, i.e.,  $I_c - O_c \leq 2$ , then indoor source is possible and further investigations are required.
  - If the difference in concentration between indoor air and outside air exceeds 2 spores, i.e.,  $I_c - O_c > 2$ , then indoor source is likely and further investigations are required immediately.
5. Consider the concentration of various other unidentified fungal spores that do not belong to the basidiospore or ascospore types.
- If the difference in concentration between indoor air and outside air is not more than 600 spores/m<sup>3</sup>, i.e.,  $I_c - O_c \leq 600$ , then indoor source is unlikely (background level).
  - If the difference in concentration between indoor air and outside air is greater than 600 spores/m<sup>3</sup> but not more than 800 spores/m<sup>3</sup>, i.e.,  $I_c - O_c > 600 \leq 800$ , then indoor source is possible and further investigations are required.
  - If the difference in concentration between indoor air and outside air exceeds 800 spores/m<sup>3</sup>, i.e.,  $I_c - O_c > 800$ , then indoor source is likely and further investigations are required immediately.
6. Consider the concentration of hyphal fragments.
- If the difference in concentration between indoor air and outside air does not exceed 150 fragments/m<sup>3</sup>, i.e.,  $I_c - O_c \leq 150$ , then indoor source is unlikely (background level).
  - If the difference in concentration between indoor air and outside air is greater than 150 fragments/m<sup>3</sup> but not more than 800 fragments/m<sup>3</sup>, i.e.,  $I_c - O_c > 150 \leq 800$ , then indoor source is possible and further investigations are required.
  - If the difference in concentration between indoor air and outside air exceeds 800 fragments/m<sup>3</sup>, i.e.,  $I_c - O_c > 800$ , then indoor source is probable and further investigations are required immediately.

When the indoor source is considered unlikely, the containments and staging area shall be considered satisfactory and will pass clearance. If further investigations are required, further cleaning and/or remediation will occur and re-clearance sampling will be performed.

When clearance is achieved, an acceptable encapsulant may be applied to seal and protect the building materials. Then the remaining polyethylene sheeting can be HEPA vacuumed, wet wiped, and removed for proper disposal.

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## **GENERAL REQUIREMENTS FOR CONTRACTOR**

The work consists of furnishing all parts, labor, and materials as required (except as indicated otherwise in specifications) and performing all work in strict accordance with the plans and specifications for Mold Containing Materials (MCM) in the facility as noted located at 2200 E. New Jersey in Midland, TX.

Work shall include but not be limited to: preparation, mold removal, Full Containment Method (with decontamination unit and continuously recorded pressure differentials), walls, floors, ceilings, any objects in containment area, removal and disposal of mold debris.

## **PROJECT OBJECTIVES**

1. Before beginning any work, the Contractor shall provide Consultant with a copy of their Work Plan, and Material Safety Data Sheets for any chemicals to be used.
2. Contractor shall be responsible for establishing and maintaining a respiratory program for all personnel. This includes respiratory fit checks in accordance with OSHA regulations.
3. Contractor shall keep a daily log of all activities pertaining to this project and furnish a copy of this log to the Consultant after the project has passed final clearance.
4. Contractor shall remove all Mold Containing Materials (MCM's) from areas described in Scope of Work, Drawings, and this Report.
5. Contractor shall insure that no individual is exposed to MCM's in excess of levels shown in these specifications.
6. Contractor shall use a continuous recording manometer to document the pressure differential between the containment and the environment. The continuously recording manometer shall be used from the time the containment is ready for remediation work to begin until the project has passed final clearance. A negative pressure differential must be maintained during this time. The manometer recording shall be given to the Consultant after the project has passed final clearance.
7. Contractor shall insure that no mold contamination occurs outside any containment erected by Contractor.
8. Contractor shall insure that all mold waste is disposed of in accordance with these specifications, no special disposal requirements other than those bagging requirements spelled out herein and offsite disposal in approved landfill. No manifesting necessary.
9. Contractor shall be responsible for preventing non-certified persons from entering the containment area after remediation has started and until the project passes final clearance.
10. Contractor is responsible for obtaining all required permits if any.

## **GENERAL DESCRIPTION OF WORK**

1. Contractor must field verify types, locations, quantities, and access to MCM's and any special or unusual circumstances.
2. The purpose of this project is to completely remove all specified mold materials from the NE office, breakroom and HVAC/utility closet in the facility as described located at 2200 E. New Jersey in Midland, TX.



## **GENERAL MOLD REMEDIATION CONTRACTOR'S CHECKLIST**

**NOTE: The Contractor is responsible for removal of Mold Containing Materials from the areas indicated as necessary and cleaning of contents as noted in this report. Project drawings are not to scale and are only meant to give a general idea of the work. Each Contractor is responsible for his or her own measurements and assessments of the total work involved.**

1. Post notices (OSHA, EEOC, MSDS, etc.) at the jobsite that are required by city, county, state and/or federal law.
2. Post a copy each person's current respirator fit test and training certification(s) at the jobsite in the job book.
3. Contractor shall photo-document containment areas prior to and after completing phase work.
4. Decontamination unit area shall consist of at minimum a one stage decontamination unit per EPA Table II Guidelines.
5. Contractor shall provide MSDS for any and all chemicals used for decontamination purposes in the facility before beginning work.
6. A minimum of one neg-air unit must be operating during preparation of the containment. Consultant may field request more units in non-contained areas as well as contained areas.
7. Tyvek/equivalent disposable environmental suits and half-face or full-face HEPA filtration respirators must be worn during the remediation.
8. Turn off and/or block air conditioning system in contained areas.
9. Put critical barriers on all air conditioning intakes and exhausts in containment. Consultant will determine whether duct cleaning is needed in addition to the initial scope of this protocol based on objective data obtained during or after completion of initial scope. Duct and A/C cleaning will be done after the containment has been built (if specified), either before remediation work starts or after remediation is complete. If additional duct cleaning is done before remediation starts, the containment must be complete before starting duct cleaning, and criticals must be placed on all air conditioning intakes and exhausts after duct cleaning is completed, and before remediation begins. Consultant may alter these requirements on site in writing to contractor.
10. HEPA-vacuum or wet wipe with biocide all furnishings and curtains in the containment area, remove and store in a clean area or wrap in poly and leave in containment.
11. Prepare the containment area. Preparation of containment includes critical barriers, negative pressurization with HEPA-filtered exhaust (exhaust ducted to outside of containment), a decontamination unit, and a continuous recording manometer. The decontamination unit must have a clean room, a shower (hot and cold water), and a dirty room unless otherwise mandated in project specific requirements. If no asbestos inspection of the property has been made, personnel should assume that any sheetrock, flooring, ceiling tile etc., that is removed contains asbestos.
12. After this point, all personnel entering the containment area must use single stage decontamination unit when leaving the containment.
13. Dispose of any carpet (if any) that has been wet and has had mold growing on it. HEPA-vac all remaining carpet and flooring if any is left in containment or immediately adjoining containment. Wet

*Jong Swan*

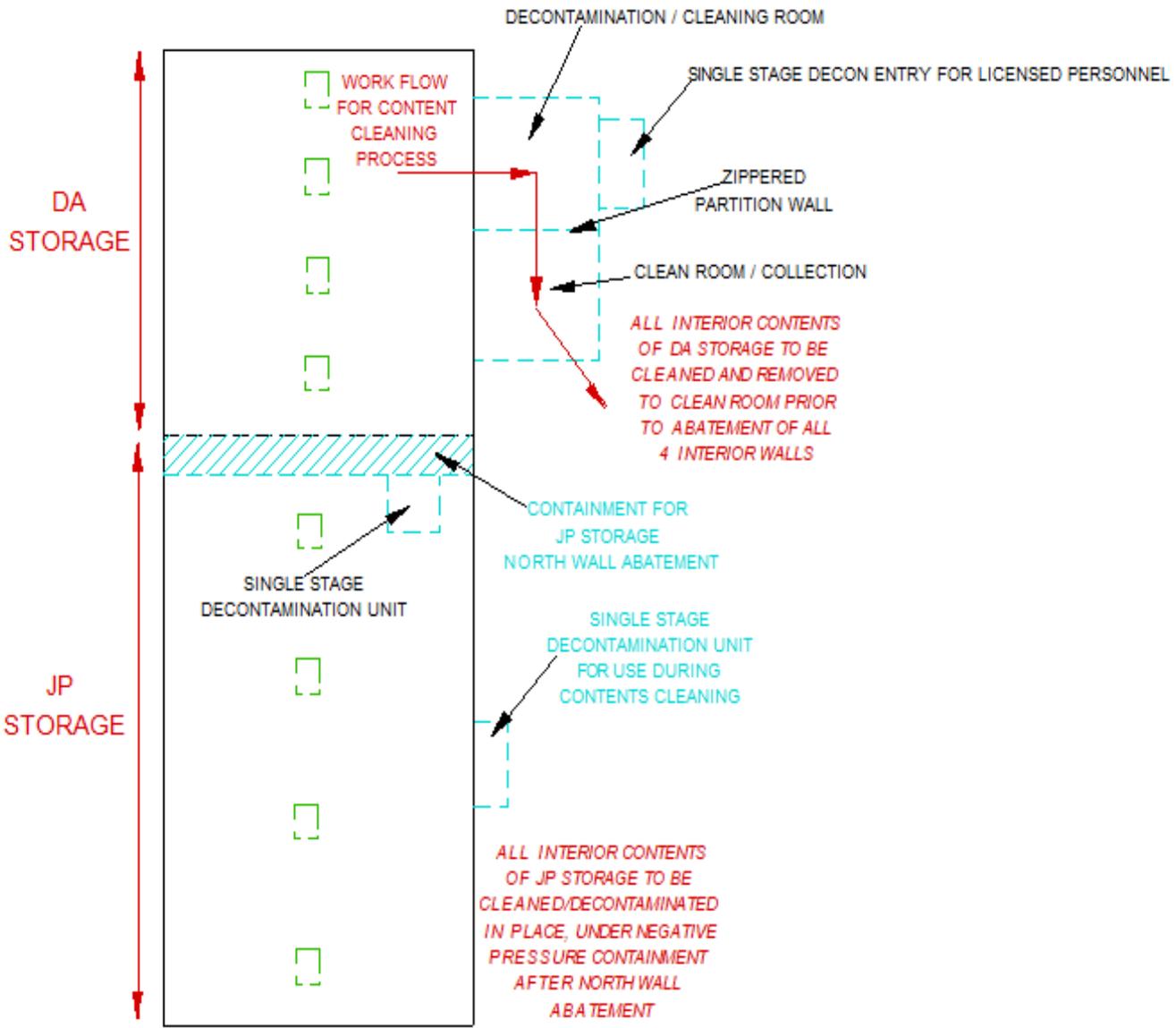
wipe or HEPA-vac all walls and floors inside the containment as well as any contents left inside containment by tenant.

14. Double bag all waste, and wet wipe the outside of the outer bag before removing from the containment. Any waste that cannot be bagged must be wrapped in two layers of poly and the outer layer of poly must be wet wiped before removing from the containment.
15. Contractor will be responsible for lining all pathways to the exterior with poly to protect flooring during each phase.
16. Wet wipe with **EPA approved biocide** or HEPA-vac all exposed walls and floor.
17. Spray **EPA approved biocide** and/or approved lockdown on all exposed surfaces after clearance has been achieved.
18. Neg-air machines must run a minimum of 24 hours before clearance samples are taken unless Consultant field verifies this is not necessary through particulate count or visual examination.

*Jong Swan*

TAB 2

FLOOR PLANS



 -2000 CFM Neg Air Units exhausting to exterior

*Jong Swan*