Message

From: Artemis, Tina [Artemis.Tina@epa.gov]
Sent: 2/20/2018 2:13:11 PM
To: Shanahan, Mike [Shanahan.Mike@epa.gov]; Nakatsu, Jason [Nakatsu.Jason@epa.gov]; Copt, Britta [Copt.Britta@epa.gov]; Payan, Melissa [Payan.Melissa@epa.gov]; Godfrey, Althea [godfrey.althea@epa.gov]; Llamozas, Emilio [Llamozas.Emilio@epa.gov]; Williams, Caroline [Williams.Caroline@epa.gov]; Yo, Elizabeth [yo.elizabeth@epa.gov]
CC: charles.petersen@gsa.gov
Subject: FW: Clarity on IAQ

FYI

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From: Nakatsu, Jason
Sent: Thursday, February 15, 2018 5:13 PM
To: Artemis, Tina <Artemis.Tina@epa.gov>
Cc: Williams, Caroline <Williams.Caroline@epa.gov>
Subject: FW: Clarity on IAQ

Tina, Can you please forward to the group… Thank you.

From: Shanahan, Mike
Sent: Thursday, February 15, 2018 4:54 PM
To: Mark Pearce (8PSC) <mark.pearce@gsa.gov>
Cc: Jeffrey McCaffrey - 8PRB <jeffrey.mccaffrey@gsa.gov>; charles.petersen@gsa.gov; Sierra, Eddie <Sierra.Eddie@epa.gov>; Duran, Matt <duran.matt@epa.gov>; Nakatsu, Jason <Nakatsu.Jason@epa.gov>
Subject: Clarity on IAQ

Mark,
Based on the discussions with GSA, concerning our path forward and progress on the Wynkoop construction, specifically the IAQ, EPA is making clear that EPA will continually monitor the construction process while presenting concerns to GSA, as the responsible party whom oversees the contract and contractors.

We ask GSA to require the general contractor and their subcontractors to ensure that the path forward is met. In this case, the requirements set forth in the lease agreement and the construction statement of work/IAQ sampling plan indicate GSA will meet compliance with the following (with examples):

1.US. Green Building Council LEED V4
    A. Air sampling pre/post in construction areas as indicated in their IAQ sampling plan.
        a. This has not been met since CO and PM10 were not correctly performed or evaluated.

2.SMACNA IAQ Guidelines for Occupied Buildings Under Construction, Second Edition – November 2007.

A. There are a multitude of guidelines specified in SMACNA during the construction process. We understand that given the facility design, as well as the scope of work, we recommend that GSA/contractor provide sufficient documentation to show that for example:
    a. proper containment at all levels are documented and verified to be under negative pressure (Parson's indicated they would check this twice weekly).
B. We request written weekly observations from Parsons of how the most current construction project IAQ management plan is continually evaluated for its effectiveness by identifying and indicating status of changing IAQ indicators (changes in building conditions). Examples of this would be
    a. an unusual odor,
    b. airborne particulates,
    c. accumulation of dust on exposed surfaces,
    d. incorrect pressurization,

*Importantly, any and all associated corrective actions recommended by GSA as a remedy to the Lessor.

3.GSA Oversight of this project.

A. EPA requires **written clarity** that GSA has oversight of this project and that GSA staff resources will be utilized as the primary method of process evaluation and provide written recommendations from here forward concerning the IAQ.
B. Invoking lease clause: If GSA cannot resolve issues to satisfaction, EPA management will invoke the lease clause language for IAQ testing, should occupant complaints arise; however, this would be a last resort option and may cause potential negative impact on a path forward progress. With the current concern with PM10 sampling and lack of ~~a~~ results, EPA asks GSA to request re-sampling for PM10 on floors contiguous to the current construction zone (either 2nd of 5th), free of charge, since the contractor methods did not yield any reliable data and results during the initial round of sampling. GSA has been notified verbally and by email of this request.

EPA looks forward to the continued positive partnership that we have so well established over the last year on this important project. If you have any questions or concerns, please do not hesitate to reach out to me.

Mike

Mike Shanahan
Director, Infrastructure Program
Local Reasonable Accommodation Coordinator (LORAC)

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Have Reconfiguration Questions? Please access: http://8net.epa.gov/pages/wynkoop-reconfiguration