From: [redacted]
To: Fleming, Sheila
Subject: RE: REVU by COB 8/20: Draft Response to Air Quality Concerns
Date: Wednesday, September 03, 2014 10:45:13 AM

Hi
I have not talked to the union. It was better in the office yesterday and it seemed that the HVAC was running at an increased rate. I still had a headache and itchy eyes by mid-day.

[redacted]
1200 Sixth Avenue, Suite 900
Office of Environmental Assessment (OEA)
Seattle WA 98101
phone: 206-553-[redacted]
cell: [redacted]
fax: 206-553-0119

From: Fleming, Sheila
Sent: Tuesday, September 02, 2014 3:50 PM
To: [redacted]
Subject: RE: REVU by COB 8/20: Draft Response to Air Quality Concerns
Hi [redacted],
Have you talked to anyone in the Union about the air quality issues? Mike Boykin and Natasha have been involved in at least some of the discussions. Mike Boykin is on the H&S Committee. Mark Filippini told me the H&S Committee met last week, but they could not reach consensus. Mark is out for the next 3 weeks. I don't think Mark is supportive of doing any sampling (he is also on the Move Team and I know that the Move Team does not support sampling). I am not sure what Mike Boykin or the Union recommended or if they made any recommendations yet. I saw an email this morning that said that GSA is asking the lessor to increase the hours of operation of the HVAC system. I would assume that it would go into effect immediately, but nothing on this issue seems to be happening quickly. We asked for the HVAC system operating hours to be extended weeks ago and here we are.
S-

Sheila Fleming, PE
Risk Evaluation Unit Manager
US EPA Region 10
1200 Sixth Avenue, Suite 900, M/S OEA-095
Seattle, WA 98101-3140
Tel: 206-553-1417
fleming.sheila@epa.gov

From: [redacted]
Sent: Sunday, August 31, 2014 8:24 PM
To: Fleming, Sheila
Subject: RE: REVU by COB 8/20: Draft Response to Air Quality Concerns
Hi Sheila
I can not even start to express how pissed off this makes me. It is bull shit to say we are trying to

apply environmental knowledge that we have to make this out to be a bigger problem. This has to do with actual symptoms not anything to do with mis-interpreting their crappy data. I wonder what they will say if I arrange to get some summas from Region 9 or ERT and do my own testing? I am seriously considering looking into this option. [redacted]

[redacted]
1200 Sixth Avenue, Suite 900
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cell: [redacted]
fax: 206-553-0119

From: Fleming, Sheila
Sent: Saturday, August 30, 2014 6:33 AM
To: [redacted]
Subject: Fwd: REVU by COB 8/20: Draft Response to Air Quality Concerns

Just FYI. I'll also send Joyce's other email.

Sheila

Begin forwarded message:

> **From:** "Voytilla, Marykay" <Voytilla.Marykay@epa.gov>
> **Date:** August 29, 2014 at 9:12:10 AM PDT
> **To:** "Gibson, Dave" <Gibson.Dave@epa.gov>
> **Subject: RE: REVU by COB 8/20: Draft Response to Air Quality Concerns**
>
> Thanks for getting back to me, Dave.
>
> *Mary Kay Voytilla*
> Lease Project Associate Director
> Office of Management Programs
> voytilla.marykay@epa.gov
> Phone: (206) 553-2712
>
> ---
>
> **From:** Gibson, Dave
> **Sent:** Wednesday, August 27, 2014 8:18 PM
> **To:** Voytilla, Marykay
> **Subject:** RE: REVU by COB 8/20: Draft Response to Air Quality Concerns
>
> Marykay,
>
> I apologize for not getting back to you on this. I realize this probably went out already but I finally had a chance to read through it and I think it hits the mark perfectly. I've been dealing with similar issues lately regarding EPA scientists attempting to apply research, environmental assessment or industry specific applications to EPA space and frankly it's been frustrating to deal with. Joyce makes valid points on this particular

issue regarding environmental type assessments; however, that doesn't necessarily translate to actual worker exposure issues especially in an office environment. More importantly, there is no regulatory driver or TCE source in this case that would warrant any sampling let alone more stringent sampling.

Long story short I agree with everything in your write up.

Again sorry for the delayed response. I've been swamped ever since I got back from vacation in July. I need another vacation already!!!

Hope it all works out.

From: Voytilla, Marykay

Sent: Tuesday, August 19, 2014 5:59 PM

To: Berlow, Cathy; Rebecca Aarons-Sydnor; Bob Bliss - 10PME; William Senn - 10PRBC; Daniels, Darren; Gibson, Dave; Filippini, Mark; Maxwell, Grady; Hendrickson, Andrew

Cc: Voytilla, Marykay; Chu, Ed; Hamlin, Tim; Mills, Joann; Allamano, Jonell

Subject: REVU by COB 8/20: Draft Response to Air Quality Concerns

Hello everyone, thanks for your input into this matter. **Please review the draft response below by COB Wednesday, August 20 and send me your comments**. I will send the final response to Joyce Kelly (Director, Office of Environmental Assessment) on Thursday of this week.

****

Hello Joyce,

I am responding to your August 11, 2014 message regarding air quality concerns on the 14th floor. I understand that some staff in your office:

- have ongoing concerns about air quality in their new space;
- think that lower reporting limits for some VOC constituents, especially TCE, should be employed;
- desire an expanded sampling protocol (e.g., more samples per floor over a longer collection period); and
- would like to see adjustments to the HVAC system.

Your e-mail, including concerns and proposals regarding the above, was reviewed and discussed by staff from EPA's regional and headquarters move teams, EPA's national LEED consultant, health and safety staff from your office, and representatives from GSA including the GSA project manager and GSA's Industrial Hygienist. This response is a consolidation of input from all of those sources.

Indoor Air Quality Requirements

The requirements for indoor air quality for our project are spelled out in the June 6, 2008 lease. The lease includes both generic indoor air quality language as well as the more specific requirements for attainment of LEED. The generic requirements address such issues as how the Lessor may apply chemicals in occupied space, a requirement for submission of material safety data sheets (which are maintained on a OneDrive site to which both Mark and Grady have access), investigation of IAQ complaints and corresponding OSHA requirements, the

Government's right to conduct independent IAQ assessments and expected cooperation from the lessor, and the necessary segregation and exhaust requirements for spaces like copying and printing rooms. These more general requirements appear to be the standard requirements for air quality in government leases.

The more specific IAQ requirements incorporated into the Park Place lease are a result of the Agency's pursuit of LEED. These requirements are further described in the project specifications prepared by EPA's national LEED consultant and incorporated into Gensler's (the lessor's architect) project manual which was issued for permit and construction. These indoor air quality requirements, as well as the LEED documentation upon which they are based, can be found on the Indoor Air Quality page of the Park Place Remodel website. *These represent the legally enforceable requirements for air quality for our project.*

It is my understanding that air quality sampling is not typically required under the standard government lease. It is a part of our lease due to the requirement to attain LEED. I asked GSA's Industrial Hygienist about his experience with indoor air quality sampling in other GSA projects. He noted that the Region 10 project has much more specific and stringent requirements for air quality and testing than other GSA projects or standard leases in which he has been involved. In addition, Region 10 Facilities staff have assured me that no other lease for EPA Region 10 space requires air sampling or includes the IAQ requirements found in the Park Place lease. I also reviewed the EPA Facilities Manual, Volume 3, Safety and Health Requirements, Chapter 5, Indoor Air Quality for any information regarding an air quality sampling requirement or acceptable contaminant levels. I found none. Lastly, I note that the IAQ requirements for LEED include contaminant sampling only for formaldehyde, particulates, ***total*** volatile organic compounds, and carbon monoxide. The Lessor's environmental health and safety consulting firm, EHSI, actually provided more detailed information than what was required by providing results for over 60 individual volatile compounds.

GSA's Industrial Hygienist and EPA's LEED consultant have reviewed the air quality reports submitted by EHSI. Both have confirmed that the Lessor is meeting the requirements of the lease. As a result, we have no legal standing to require that the Lessor take additional samples, use a methodology with lower reporting limits, extend the sample collection period, or amend the HVAC system during sampling. The lease for EPA's space is between GSA and Washington Holdings (the lessor). EPA is not a signatory to the lease and we have no direct contractual relationship with the Lessor other than through GSA. GSA requires that all communications with the lessor go through them in order to keep the lines of communication clear, ensure consistency with the lease, and preserve the enforceability of the contract.

EPA's Request to GSA

When the team met to review OEA's concerns, we asked the GSA project manager to discuss OEA's requests with the GSA Contracting Officer (CO). Specifically, we asked that the CO request the actions

below of the lessor even though the terms of the lease are being met.

1. Ask the lessor to lower the testing limit on the contaminants. Currently the testing protocol does not require that TCE be separated out from other VOCs rather it requires that the total VOCs be below 500mg. This protocol was established by the LEED consultant and is being met by the lessor.
2. Ask the lessor if IAQ testing could be conducted with the HVAC off. The current protocol requires that the HVAC be in normal, occupied, operation. This protocol was established by the LEED consultant at the beginning of the project and is being met by the lessor.
3. Ask the lessor if the EPA can provide input into the locations of testing and the number of samples taken per floor. Location guidelines and the number of samples were established by using square footage. This was established by the LEED consultant and is being met by the lessor.
4. Ask the lessor to increase the sample time from 4 hours to 8 hours. Four hours is the sample time established by the LEED consultant. This is being met by the lessor.
5. Ask the lessor to run the HVAC in flush 24/7 for a week after move in or at least start up the HVAC two hours earlier than normal for one month after move in.

As requested, the GSA project manager discussed this matter with the CO. The GSA has decided not to request items one through four above of the lessor. The LEED IAQ standards established for this project were developed by the LEED consultant , are necessary and consistent with LEED certification requirements, the EPA and the GSA provided input into the development of these standards, these standards exceed industry standards, and the lessor is in compliance with these standards. Joyce, I know this is not what you or your staff want to hear, but GSA has advised that if EPA determines that a more stringent air quality sampling regime is now necessary, the Agency will have to take responsibility for funding and implementation.

HVAC System Settings

The GSA project manager has agreed to discuss with the lessor the possibility of implementing item five above, additional air flow for new floors going forward. However, they caution that this may not be possible. Even if it is, additional air flow after move in is not covered by the lease agreement. As a result, the lessor could require the government to cover this cost. I will let you know the outcome of GSA’s discussion with the lessor on this matter.

Consistent with industry standards, the building HVAC system is shut off after hours to save energy. The building runs the HVAC system from 6:00 am – 6:00 pm, Monday - Friday. When the HVAC system is running, the rate of fresh air exchange is a minimum of 20% outside air into our space. The building’s HVAC system has fan powered Variable Air Volume (VAV) boxes that always supply outside air when the HVAC system is running. Outside air is not dependent on whether the HVAC system has a heating request or a cooling request. All supply ducts should be supplying outside air while the system is on. The building

automation system (BAS) can tell what CFM is being delivered at each VAV box. Our building engineers can generate a report showing what is being supplied. All HVAC zones on a floor have been balanced, so increasing a flow rate in one area will impact air floor in other zones. Additionally adjusting flow rates could create positive/negative air pressure issues on the floor and or create an imbalance on the floor.

Mary Kay Voytilla
Lease Project Associate Director
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