

**Kansas City, Missouri
Airport Traffic Control Tower
(MCI ATCT)**

Base Building

**Architectural and Engineering (A&E)
Independent Moisture Assessment**

Conducted: July 12, 2007

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INTRODUCTION:

A facility walkthrough was conducted of the MCI ATCT Base Building, on July 12, 2007, in conjunction with the independent moisture assessment performed by the architectural and engineering (A&E) firm, DMJM Design.

Visible mold growth was discovered behind wallpaper and on pipe insulation in various rooms of the Base Building not previously inspected, primarily caused by condensation, miscellaneous floor drain issues, and building water leaks.

It should be noted that this inspection was focused on moisture intrusion issues, but during the course of it, mold was found in obvious locations such as where wallpaper peeled loose or on exposed pipe insulation. An intrusive inspection for mold was typically not conducted.

The findings described below reflect initial observations. These areas will require an in-depth evaluation at a later date.

FINDINGS:

Room 104: Water stains were observed on the carpet. Mold was found behind the wallpaper at the column in the southwest corner of the room. Facility personnel reported past leaks in this location. This moisture may be due to condensation on the windows, window system leaks, or a building water leak.

Room 125: Water stains were observed on the south wall. This moisture may be due to condensation on the unit and framing, a plugged unit drip pan which overflowed, or a plugged floor drain, from Liebert 1 ACU-2, located in Room 204 directly above this location.

Room 204: Moldy pipe insulation was observed on the chilled water and condensate drain lines below the Liebert 1 ACU-2 unit, below the raised floor. Stains were present on the floor slab. This moisture may be due to condensation on the unit and framing, a plugged unit drip pan which overflowed, or a plugged floor drain. The contaminated insulation is located directly in front of the supply air discharge and may become a source of airborne contaminants. The investigation to determine the source of moisture in Room 125 led to the discovery of this finding.

Room 212: Peeling wallpaper was found beneath the windows. Water stains and suspect mold were observed behind the wallpaper on the west wall below the window. This moisture may be due to condensation on the windows, window system leaks, or a building water leak.

Room 216: Peeling wallpaper was found beneath the windows. Mold was observed behind the wallpaper on the west wall below the window. This moisture may be due to condensation on the windows, window system leaks, or a building water leak.

Room 223: Peeling wallpaper was found beneath the windows. Mold was observed behind the wallpaper on the east wall below the window. This moisture may be due to condensation on the windows, window system leaks, or a building water leak.

CONCLUSIONS/RECOMMENDATIONS:

Visible mold growth was discovered behind wallpaper and on pipe insulation in various rooms not previously inspected, primarily caused by condensation, miscellaneous floor drain issues, and building water leaks.

While the window moisture intrusion issues should be further investigated and identified as soon as possible, the findings observed in Room 204 require immediate attention in order to reduce or eliminate the likelihood of an increased health risk to facility occupants.

It is recommended that Liebert ACU-2 be shut down or isolated, and the cause of the moisture determined. At conclusion of this process, it is additionally recommended that the pipe insulation be remediated in accordance with the guidelines established by the New York City Department of Health for the Assessment and Remediation of Fungi in Indoor Environments (GARFIE), the Central Service Area Guidelines for Managing Mold in FAA Facilities, issued June 13, 2006, and “FAA Guidance for Mold in FAA Facilities”, issued September 25, 2006.

Facility personnel reported, however, that it may not be possible to shut down ACU-2 and adequately cool the room, due to the location of the three Computer Room units and the existing computers. They will attempt to shut down ACU-2, but if it must be run for cooling purposes, it will be shut down only long enough to remove the damaged insulation, then returned to service. Condensation will be controlled until a Contractor can be hired to reinsulate the piping.