TO: Raymond Kenny

Senior Vice President & General Manager of Rail Operations

FROM: Brian Lapp

Senior Vice President & Chief Safety Officer

DATE: July 8, 2019

SUBJECT: Mold Sampling Report (March 6, May 7 & May 8, 2019)

LOCATION: Hoboken Long Hallway, Rooms and Offices

On March 6^{th.}, May 7^{th.} and 8^{th.}, representatives from the Office of System Safety (OSS) and McCabe Environmental Services conducted a mold assessment in response to the partial ceiling collapse caused by the leaking roof. McCabe Environmental collected surface swab samples and air monitoring to determine the presence of surface and airborne mold throughout the rooms and offices in the Long Hallway. McCabe also conducted a visual inspection of the suspected areas to identify water-damaged materials, visible mold growth, and potential water intrusion pathways. The samples were sent out to an accredited laboratory for analysis.

The swab samples results received from the laboratory confirm the presence of surface mold in the following areas:

- General Asst. Manager's Office Above Ceiling Tile at Window Sill
- General Foreman's Office Ceiling Tile
- Training Room Drywall Wall
- Training Room Ceiling Tile
- TCU Break Room/Bathroom Ceiling Tile

The air monitoring results confirm the presence of airborne mold species in the following rooms that was not identified in the outdoor sample or elevated when compared to the outdoor sample:

- General Assistance Manager's Office Aspergillus/Penicillium
- TCU Break Room Bathroom Aspergillus/Penicillium, Basidiospores
- Long Hallway Damaged Area Aspergillus/Penicillium
- North Hallway Cladosporium
- Engineer Lounge Cladosporium
- Conductor Locker Room Ascospores
- NJTPD Cladosporium

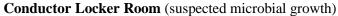
NJTPD – Captain's Office – Cladosporium, Acremonium-like

Based on both the surface swab testing and the airborne mold spore samples, it is determined that the water intrusion from the roof caused the visible microbial growth. The overall airborne mold spore counts in the rooms and offices are relatively normal, as compared to the outdoor samples. However, there were unique species and higher levels of individual species found inside of the rooms and offices throughout the Long Hallway compared to the outdoor samples.

McCabe Environmental recommended that NJ TRANSIT use a mold abatement contractor to remediate and abate all visible microbial growth identified in the report until the water intrusion is eliminated. McCabe also suggested that NJ TRANSIT address the source of water intrusion before replacing any abated materials.

Based on the mold assessment, OSS recommended that NJ TRANSIT follow the aforementioned NJDHSS PEOSH N.J.A.C. 12:100-13.4 (c) and (d) regulation to abate and remediate the microbial growth.

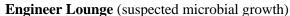
The NJDHSS Public Employees Occupational Safety and Health (PEOSH) enforces an Indoor Quality Standard for public employees in New Jersey for visible microbial contamination in buildings through N.J.A.C. 12:100-13.4 (c) and (d). The regulation stated that "Employer shall remediate damp or wet materials by drying, replacing, removing or cleaning within 48 hours of discovery and shall continue such remediation until the water intrusion is eliminated. The employer shall also take measure to remove visible microbial contamination in areas such as ductwork, humidifiers, dehumidifiers, condensate drips pans, heat exchange components, other HVAC and building system component, or on building surfaces, such as carpeting and ceiling tiles, when found during regular or emergency maintenance activities or during a visual inspection."





Engineer Locker Room (suspected microbial growth)

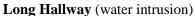






Engineer Lunch Room (suspected microbial growth)







Mechanical Dept. – Clerk Area (water intrusion)



Mechanical Dept. – General Asst. Manager Office (water intrusion)



Mechanical Dept. - General Asst. Manager Office (suspected microbial growth)



Mechanical Dept. – General Foreman Office (microbial growth)



Mechanical Dept. – General Foreman Office (water intrusion)



Mechanical Dept. – General Manager Office (water intrusion)



Mechanical Dept. – Manager Office (water intrusion)



Mechanical Dept. – Manager Office (suspected microbial growth)



Mechanical Dept. – Superintendent Office (water intrusion)



OFFICE OF SYSTEM (SAFETY) THINK SAFETY!

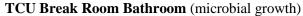
Railman for Children Office (suspected microbial growth)





TCU Break Room/Bathroom (suspected microbial growth)







TCU Break Room (water intrusion)



Training Room 8A-Conference Area (water intrusion)



Training Room 8A-Conference Area (microbial growth)



OFFICE OF SYSTEM (SAFETY) THINK SAFETY!



Mold Air Sample Results

5/7/2019	M-01	M-02	M-03	M-04	M-05	M-06	M-07	M-08	M-09
3/1/2019	IAI-OI	IVI-UZ	IVI-US	IVI-U4	IVI-U3	IVI-UO	IVI-U/	IVI-UO	IVI-U3
	MECH DEPT-	MECH DEPT-	TRAINING ROOM	TRAINING ROOM 8A-CBT	TCU BREAKROOM	TCU BREAKROOM-	HALLWAY	NORTH	AMBIENT/
	GENERAL ASSIS	GENERAL ASSIS	8A-CONFERENCE	ROOM	BATHROOM	ROOM 12	DAMAGE AREA	HALLWAY	OUTSIDE
Alternaria (Ulocladium)								40	10
Ascospores	100	300	200	200	300	440	1300	2600	2400
Aspergillus/Penicillium	134000	300	300	400	740	90	1100	200	200
Basidiospores	200	700	570	830	5500	3400	1500	3500	3900
Bipolaris++									
Chaetomium									
Cladosporium	40		40	200	200		440	1000	200
Curvularia									
Epicoccum									
Fusarium									
Ganoderma									
Myxomycetes++								10	10
Pithomyces++									
Rust									
Scopulariopsis/Microascus									
Stachybotrys/Memnoniella									
Unidentifiable Spores									10
Zygomycetes									
Arthrospores					100				
Total Fungi	134340	1300	1110	1630	6840	3930	4340	7350	6730
Hyphal Fragment	23 13 10	2200		2000	00.10	3230	.5.0	,,,,,,	0,30
Insect Fragment									
Pollen							40	40	30
Pollen							40	40	30

5/8/2019	M-10	M-11	M-12	M-13	M-14	M-15	M-16	M-17	M-18	M-19
									ENGINEER	
	WOMENS	MENS	LONG HALLWAY -	TCU SUPPLY		ENG LUNCH		ENGINEER LOCKER	LOCKER ROOM-	CONDUCTOR
	BATHROOM	BATHROOM	FAR END	ROOM	CONF. ROOM #8	RM/KITCHEN	ENGINEER LOUNGE	ROOM- CORNER	HALL	LOCKER ROOM
Alternaria (Ulocladium)										
Ascospores	2100	2300	2200	870	400	2700	2300	2900	1600	2600
Aspergillus/Penicillium	300	300	660	1000	300	480	610	830	400	440
Basidiospores	13200	10100	11000	9300	4890	12300	9120	11100	9780	17200
Bipolaris++										
Chaetomium										
Cladosporium	40	90	90			100	300			90
Curvularia			10							
Fusarium										
Myxomycetes++			10						10	
Rust										
Scopulariopsis/Microascus										
Stachybotrys/Memnoniella										
Unidentifiable Spores				40					40	40
Acremonium-like										
Bispora										
Botryotrichum										
Botrytis	90									
Cercospora++					40			40		
Helicosporium		40	40					40		
Nigrospora										
Torula-like										
Zygophiala/Schizothyrium				40						
Total Fungi	15730	12830	14010	11250	5630	15580	12330	14910	11830	20370
Hyphal Fragment								40		40
Insect Fragment										
Pollen			90			200			40	

Mold Air Sample Results

5/8/2019

Alternaria (Ulocladium)
Ascospores
Aspergillus/Penicillium
Basidiospores
Bipolaris++
Chaetomium
Cladosporium
Curvularia
Fusarium
Myxomycetes++
Rust
Scopulariopsis/Microascus
Stachybotrys/Memnoniella
Unidentifiable Spores
Acremonium-like
Bispora
Botryotrichum
Botrytis
Cercospora++
Helicosporium
Nigrospora
Torula-like
Zygophiala/Schizothyrium
Total Fungi
Hyphal Fragment
Insect Fragment

** **	***		****	****	***	****		****	****
M-20	M-21	M-22	M-23	M-24	M-25	M-26	M-27	M-28	M-29
	STATION DEPT								
CONDUCTOR OFFICE	MANAGERS	MEDICAL	LONG HALLWAY			NJTPD - CAPTAINS	NJPD - MENS	NJPD - WOMENS	LONG HALLWAY -
AREA	OFFICE	OFFICE	NEAR ENTRY	NORTH HALLWAY	NJTPD	OFFICE	LOCKER ROOM	LOCKER ROOM	OUTSIDE CONF RM 8
10									
1500	920	1000	2100	2900	2400	2600	300	300	1700
610	300	90	300	790	300	200	300	400	1000
14500	3200	1500	3800	7290	2700	7200	1700	1800	4410
			40	10					
	40	10	90	40	300	790	40	100	40
				40		90			
			200			40			10
									40
								40	
40		40	40						
						870			
									40
						40			
		40				40			
									40
	·								
16660	4460	2680	6570	11070	5700	11870	2340	2640	7280
									40
			100		610	300	40		10

5/8/2019	M-30	M-31	M-32	M-33
	GENERAL FOREMAN OFFICE	SUPERINTENDENCE OFFICE - CLOSET	RAILMEN FOR CHILDREN OFFICE	OUTDOORS
Alternaria (Ulocladium)	OFFICE	OFFICE - CLOSET	CHIEDREN OFFICE	OUTDOOKS
Ascospores	1400	1100	610	1700
Aspergillus/Penicillium	1100	660	480	1000
Basidiospores	5850	4890	2500	17600
Bipolaris++				
Chaetomium				
Cladosporium	30	90	90	90
Curvularia				
Fusarium				
Myxomycetes++		40	10	
Rust				
Scopulariopsis/Microascus	40			
Stachybotrys/Memnoniella				
Unidentifiable Spores				30
Acremonium-like				
Bispora				
Botryotrichum				
Botrytis				
Cercospora++				
Helicosporium				40
Nigrospora				
Torula-like				10
Zygophiala/Schizothyrium				
Total Fungi	8420	6780	3690	20470
Hyphal Fragment			40	
Insect Fragment				
Pollen	40	10		40



Please post this notification in a common, central, employee work area for five (5) work days and return the original to me.

Contact the Manager of Environmental Safety and Industrial Hygiene at 973-491-7386 if you have any additional concerns or questions.

Location Posted:		
Date Posted:	Ву:	
Date Removed:	By:	