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To meet the whole team, visit our website;

<http://www.barclaystreet.com/our-team/property-management>

Barclay Street Unveils New Health & Safety and Environmental Initiatives for Clients

The Barclay Street Real Estate Property Management division recently implemented new initiatives in health & safety and environmental programs for clients as the focus has always been to use innovative ideas to mitigate risk to the owner. Barclay Street Real Estate is working with RiskCheck Inc. to offer state of the art health & safety and environmental risk management systems to clients.

Through RiskCheck, a website system is developed for each individual client property based upon information obtained in a property risk assessment conducted by a qualified RiskCheck representative and Barclay Street Real Estate operations personnel. The necessary instructions and guidance to achieve the highest level of health & safety and environmental compliance are developed and building operations personnel are then trained on the administration of the system to ensure future compliance.



The implementation of this new system will allow Barclay Street Real Estate operations personnel to monitor risks by providing daily, weekly, monthly and yearly reminders of all procedures and deficiencies that need to be remediated to ensure compliance and thus mitigate risk to the site and owner.

Since occupant and visitor safety to a property has become a growing concern for owners, Barclay Street Real Estate is always looking for ways to mitigate risk to its clients and this new offering will enable Barclay Street Real Estate to raise the industry for health & safety and environmental risk.

Meet the Team



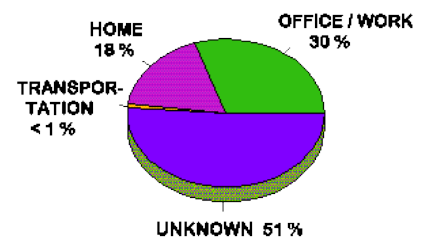
Since joining Barclay Street Real Estate in 2010, Olga Leonova became a Property Manager, helping the Property Management team service numerous clients throughout the city of Calgary and the surrounding area. As a liaison between tenants and landlords, Olga works to ensure that all building operations run smoothly and efficiently and all her client's expectations are met.

Is Your Building More at Risk for Spreading Disease?

The vast majority of airborne pathogens are uniquely adapted for spreading in indoor environments. The conditions of temperature, humidity and protection from sunlight and from oxidants which man controls for his own comfort serve also to protect pathogens during their exposed and vulnerable period when they transmit from one person to the next. Most airborne pathogens die out rapidly in outdoor air but as individual species they depend entirely on man and his indoor environments for their propagation.

The figure at the right describes the source of cold infections. The office clearly results in more infections than the home. Schools have not been studied in comparison, but they are recognized as being worse than the office, primarily because of the hygiene issues. The large amount of unknown sources shown in this chart reflects more on the limited amount of data available on this subject than it is suggestive of other sources.

SOURCE OF COLD INFECTIONS IN ADULTS
Identifiable Point of Acquired Infection



The evidence that indoor transmission is the single cause of respiratory infections is overwhelming. The factors that determine how conducive a particular building is to spreading disease include the following:

- The range of temperature and humidity control
- The amount and distribution of outdoor air
- The efficiency of the filters
- The cleanliness of the facility
- The number and types of surfaces throughout the building
- The hygiene of the occupants

Providing the required minimum of outside air (per ASHRAE Guidelines), distributing it with a high degree of effectiveness, and the efficient filtration of re-circulated air will all minimize the risk of disease transmission, but cannot guarantee a disease-free building. Based on laboratory tests, bacteria and larger viruses can be completely filtered out of the air with properly installed and maintained HEPA filters, but actual installations are never as perfect as lab tests. Likewise, new methods of air filtration such as ultraviolet germicidal irradiation (UVGI) works perfectly in the lab, but less so in real-world applications.

For the most part commercial and mutli-residential owners simply need to ensure that are using industry standards for air quality and employers should have set policies in regard to sick employees attending work.

For more information on this subject, please feel free to contact Dion Chrapko directly at (403) 290-0178 or by email at dchrapko@barclaystreet.com.

*Zeterberg, J. M. (1973). "A review of respiratory virology and the spread of virulent and possibly antigenic viruses via air conditioning systems." *Annals of Allergy* 31: 228-299.

For more information on ways to improve your building's environment, please contact Dion Chrapko at:

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