

## **Hills Group Meeting Summary October 20, 2011**

**In Attendance:** Jaun Jarrett, Larry Davis, Ed Mientka, Karen Schoenberger, Terry Trudeau, Christine Rogers, Linda Rotondi, Linda Griffin, Pam Monn, Dan McCarthy, Larry Snyder, Elizabeth Brabec, Don Robinson, Pam Rooney

C Rogers updated the group with her mold assessment findings thus far. She indicated that her assessments have been more from viewing than sampling. She found that the basement looks good with the cleaning and treatment there. She indicated that she intends to conduct additional sampling. She did sample the second floor Hills North with analysis results showing spore counts greater than 1,000 counts per meter<sup>3</sup>. In this case mold type was outdoor mushroom spores and believed to be inside due to open windows. Other samples taken were from first floor offices. These were tape samples, one being from an AC unit in 109. It is unclear how long the mold has been there, perhaps from condensation this past summer. She indicated that the fix for this is easy, wipe it off. It was noted that this AC unit is slated for removal.

Water damage along windowsills was observed. Some were found to be in smaller contained areas (rm. 131), most likely due to watering of plants. C Rogers applied duct tape as a temporary measure which will protect until the area can be cleaned. She will continue to take air samples. Mechanical room water problems continue to be a problem, water leaks, steam leaks, and evidence of past water condensation.

D McCarthy reviewed activities that Physical Plant has been undertaking. Some asbestos abatement has been undertaken within the mechanical spaces. The work is done under negative air and the space is clean when done. He noted that the North tunnel under 107 and 109 were bone dry. The tunnel areas are excessively hot however with temperatures of 95 degrees. They plan to increase fresh air into the space and HEPA filter the exhaust. The goal is to reduce the temperature. The entire tunnel space will be inspected and monitored for leaks. Physical Plant will use a variety of methods, such as peppermint oil to test for leaks.

C Rogers asked if several areas of efflorescence can be check, Dan agreed. The building will continue to be check for a number of potential water sources including AC, ductwork, custodial rooms, cracks etc. The exterior painting is showing some issues as well as exterior seam caulking. Caulk will require testing prior to replacement. Some exterior blocks are blistering and two panels are bowing. PP is reviewing AC window unit installations and will repair or replace damaged wood as necessary. Some patching and painting will occur in restrooms. The question of Physical Plant's response to service requests was discussed. It was indicated that PP may utilize an IR camera for moisture tracking. Water penetration through stairwell brick may be a problem.

P Monn then discussed the cleaning schedule which will begin this weekend, Saturday Oct. 22, and Sunday Oct.23, at 5:00 am, and will begin on the 4th floor. This schedule will continue week to week. Cleaning will include a microfiber cloth wipe down of all hard surfaces, carpet cleaning and HEPA vacuuming. Carpet cleaning will use minimal water and will have 3-4 extractions. Christine stressed that this is a cleaning process, not a mold killing project.

Bud Cobb of Physical Plant has been meeting with occupants and has encountered some occupant related challenges. It was agreed that occupants must be informed of the cleaning process and that if they don't want an item touched, they should remove it. L Snyder indicated that Physical Plant would rather have occupants remove personal items. E Brabec asked about the procedure with books. It was indicated that books will be removed, wiped down and HEPA vacuumed as originally planned. It is hopeful that a floor a week can be cleaned. It was stressed that proper cleaning is important to remove as much particulates, dust etc. possible, for a thorough cleaning. Maintaining a schedule is of less importance. Communication will be key, signs will be posted each week. It was suggested that occupants could sign a note that they understand that personal items left out what is left behind would be cleaned and therefore could possibly be damaged. D Robinson passed around photos of several areas needing a major cleanout. Departments have been contacted and service requests submitted for material disposal.

D McCarthy wanted a confirmation that this is a change from their usual policy of not touching personal items. In regards to the studios, E Brabac suggested that the schedule consider the slower activity time of this weekend for removing material for disposal and cleaning. Students will then be active through the rest of the semester. They can be told at the end of the semester to remove everything from the studios to enable a deep clean of them. Pam agreed that the suggested approach could be done. J Jarrett confirmed that personal paintings would not be touched. C Rogers indicated that plant watering could continue to be a problem. She also indicated that she has plenty of information on air cleaners and dehumidifiers. Some are ozone generators and are not recommended.

P Monn confirmed that 700 boxes were delivered for occupant use in packing away items in preparation for cleaning. It was also confirmed that if occupants wanted to wipe down their personal belongings themselves, they could be provided with microfiber cloths. A location will be identified where cloths will be available and where they can be left for pick-up.

The next open forum will be Wednesday the 26th at Noon in room 163 of the Campus Center. It was suggested that an agenda be set to give the forum some structure while still allowing time for questions.

The next meeting of the Hills Group will be next Friday at 1:00pm-2:00pm in the 227 Draper, SBS conference room.