

RESOLUTION

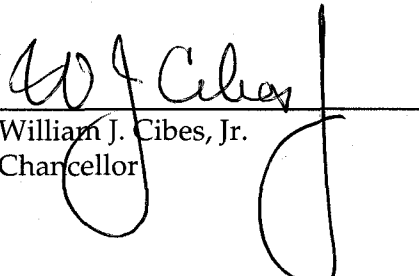
concerning

THE USE OF DESIGNATED PLANT FUNDS AND UNRESTRICTED OPERATING FUNDS AT CENTRAL CONNECTICUT STATE UNIVERSITY TO REMEDIATE MOLD IN THE F. DON JAMES RESIDENCE HALL

August 22, 2003

- WHEREAS, The university discovered mold in the walls, carpeting, furniture and mattresses of about 60 rooms in F. Don James Hall on August 18, 2003, and
- WHEREAS, Students were scheduled to occupy the residence hall on August 22, 2003, and
- WHEREAS, The university must remediate the mold prior to allowing students to occupy the residence hall on September 1st, 2003, and
- WHEREAS, The Connecticut Department of Public Works is assisting Central by retaining the services of an environmental specialist for testing and inspections, therefore be it
- RESOLVED, That the Board of Trustees for the Connecticut State University System grant permission for Central Connecticut State University to use up to \$250,000 of designated plant funds and up to \$250,000 of unrestricted operating funds for remediation of the mold, replacement of carpeting, sheetrock, furniture, mattresses and cleaning of the ductwork in F. Don James Hall.

A Certified True Copy:



 William J. Cibes, Jr.
 Chancellor

ITEM

The use of designated plant funds and unrestricted operating funds for remediation of mold in the F. Don James residence hall at Central Connecticut State University.

EXECUTIVE SUMMARY

On August 18, 2003, CCSU housing and maintenance staff began their annual cleaning preparations for the influx of new residence hall students at F. Don James hall for the new academic year. Unfortunately, during this process it was found that about 60 rooms had become infested with mold during the summer months due to poor ventilation and an extremely wet and humid summer. CCSU quickly retained the services of EnviroScience Consultants, Inc. to review the situation, test and inspect the affected areas and provide a remediation solution. EnviroScience contacted three experienced and reputable contractors to attend a pre-bid conference at the university. Bids were immediately solicited and Haz-Pros, Inc. was selected as the lowest qualified bidder at a cost of \$105,000. A pre-construction meeting was held on August 21st and work commenced immediately. In addition, carpeting, furniture and equipment will be removed in all affected areas and replaced at an approximate cost of \$263,000 utilizing vendors on state contract. Duct cleaning and sheetrock wall replacement will conclude the project at a cost of \$55,000. The total cost to remediate the mold situation, including design fees and other remedial needs, is estimated to be approximately \$500,000.

CHANCELLOR'S RECOMMENDATION

Approve the use of up to \$250,000 of designated plant funds and the use of up to \$250,000 of unrestricted operating funds for remediation of mold at Central Connecticut State University.

file w/reso



William Cibes
08/21/03 04:35 PM

To: Pamela Kedderis/Finance/CSUSO@CSUSO, Alex
Roe/Finance/CSUSO@CSUSO, Rebecca Amberg/ChancOff/CSUSO
cc:
Subject: James Hall: mold infestation

William J. Cibes, Jr.
Chancellor
Connecticut State University System
39 Woodland Street
Hartford, CT 06105
Phone: 860-493-0010
Fax: 860-493-0009
E-Mail: cibesw@so.ct.edu

----- Forwarded by William Cibes/ChancOff/CSUSO on 08/21/2003 04:36 PM -----



**"Judd, Richard
(PresOff)"**
<Judd@mail.ccsu.edu
>

08/21/2003 04:26 PM

To: "Cibes (E-mail)" <Cibes@sysoff.ctstateu.edu>
cc: "Bachoo, Richard (AdmAffrs)" <BachooR@mail.ccsu.edu>, "Moran,
Daniel (FacMgt)" <MoranD@mail.ccsu.edu>, "Cintorino, Salvatore
(AdminAffrs)" <Cintorino@mail.ccsu.edu>, "Arends, Richard
(AcaAffairs)" <Arends@mail.ccsu.edu>, "Demos, Elene (PresOff)"
<Demos@mail.ccsu.edu>, "Harper, Joseph (ExternalAffairs)"
<HarperJ@mail.ccsu.edu>, "Jost" <Jost@ccsu.edu>, "Magnan,
Carolyn (Counsel to the President)" <MAGNANC@mail.ccsu.edu>,
"Pettinico, Nick (InstiAdv)" <Pettinico@mail.ccsu.edu>, "Wilton, Wendy
(PresOff)" <Wilton@mail.ccsu.edu>

Subject: James Hall: mold infestation

Per my discussion with you yesterday, re: mold in James Hall, request authorization from the Board resolve the mold problem in residence hall facilities. CCSU Facilities Management has determined, with advice and inspection of ENVIROSCIENCE, that approximately 60 rooms are affected with varying levels of fungi contamination present in carpeting, ducts, etc. James is an AC'd residence unit. Some minor problems of the same nature has been found in ceiling tiles in Barrows and in the basement of Sam May Hall. Other RH's have been inspected and we are advised that no problems, at least at this writing, have been discovered.

Cost estimates have been obtained from 3 reputable contractors, on recommendation of ENVIROSCIENCE:

\$250,000 for labor: removal of carpets, cleaning ductwork etc.

\$250,000 for carpet replacement.

Contract will be awarded thru CTDPAW.

Fund sources: unrestricted operating fund; designated plant funds.

Plz advise is this is sufficient info for BOT res. purposes.

Thanks for your help.



Carmen Diaz
08/22/03 08:31 AM

To: Rebecca Amberg/ChancOff/CSUSO@CSUSO
cc:
Subject: Message from Alex Roe re mold

----- Forwarded by Carmen Diaz/ChancOff/CSUSO on 08/22/03 08:33 AM -----



Erin Fitzgerald
08/22/03 08:23 AM

To: William Cibes/ChancOff/CSUSO@CSUSO, Carmen
Diaz/ChancOff/CSUSO@CSUSO
cc: Randy Lubin/Finance/CSUSO@CSUSO, Alex
Roe/Finance/CSUSO@CSUSO, Pamela
Kedderis/Finance/CSUSO@CSUSO, Trevor
Thorington/Finance/CSUSO@CSUSO
Subject: Message from Alex Roe re mold

Alex just called in (she's on jury duty) with the following information for the Chancellor to have for Executive Committee.

- Stated that there are more mold problems than originally anticipated:
 - Western: mold in Pinney Hall and Ella Grasso (in the drywall and carpeting in the hallway);
 - Southern: mold in 3 townhouses
 - Eastern: in lowrise

Erin A. Fitzgerald, CSU Administrative Assistant
Connecticut State University System
39 Woodland Street, Hartford, CT 06105
Phone: 860/493-0041 -- Fax : 860/493-0006
fitzgeralde@so.ct.edu