Residents of University Houses,

Please read this special update about the University Houses exterior project. Later today the regular project update will be emailed to you. Please read both of these for general and specific project updates.

As many of you know, we have been working closely with the State to gain approval and determine best methods for abatement of additional exterior lead based paint. This work has now begun in earnest. You will see several things happen throughout the community yet this fall as we move forward with a series of smaller projects; all being managed by the State. At times it will feel like we are not giving you as much notice as we normally do, and in some cases, that will be true. This is a process that continues to move and evolve as the contractors continue to adjust the number of people they can have on site and refine their methods. To get the most work done possible before winter weather arrives, we need everyone to continue to be flexible and understanding.

We are aggressively moving forward with the removal of lead based paint on upper elements of the buildings that were not stabilized this Spring, such as the wood cornices and the copper gutters.

This week the contractor tested the work process for the removal of the wood cornice at building 30. This process has been approved by the State and a synthetic product has been approved for the replacement of the cornices. The new cornice materials have been ordered and will be installed by Bachman Construction when they arrive, in about 2 months. In the meantime, we will move forward with the removal of the existing cornices.

This week we also began testing the work process for the paint removal from the gutters at building 35, and this work should be completed early next week. The State has approved the methods and scope for this work to continue as well. Starting next week, Dirty Ducts, a certified abatement contractor, will be working on 2-3 buildings at a time removing lead based paint from the copper gutters. They will also remove the cornice pieces from the 6 remaining buildings that have horizontal wood cornices. Because the cornices from building 30 have already been removed, it makes sense to also remove the paint from the gutter at this location next.

Moving forward, starting next Wednesday, the plan is to begin at building 1, and work around the community in a counter clockwise direction with these smaller lead based paint removal projects. The work will likely take 4-5 days per building because they will be working on one side of the building at a time, which will allow you to have better access to your apartments.

The State has also approved covering the roof gable ends that are still wood with aluminum, a process called cladding. This is also an approved way of safely encapsulating lead based paint, by making it inaccessible to the elements. This will start in the next few weeks on buildings that have this condition.
The State is also evaluating the columns and other exterior wood components that may have lead based paint. Next week, several columns will be removed on building 35 so the contractor can try paint removal in the controlled environment of their shop, rather than relying on good weather and the right temperatures for working on these in place. The state has also requested a “unit cost” for column replacement and this too will be considered. We hope to have a direction soon for all work on the columns. Housing already has all new aluminum plinths that the column bases sit on and the contractor will be installing those as we replace the columns, either with the current columns that have had their paint removed, or with new columns. Housing continues to monitor the columns and entry door surrounds to ensure the stabilization work done last spring is holding. We also have a staff member continuing to monitor the grounds both before and after the contractors’ work, cleaning whenever they encounter materials that could be paint chips.

Please know housing will continue to push for thoughtful decisions, with resident safety and impact as top priorities. If you have questions about this work, please contact Geb Lefeber or Jeff Keating at the Apartment Facilities Office at 262-2037.