

VERMONT VETERAN'S HOME PREVENTIVE MAINTENANCE PLAN:

Richard Frantz, Director of Environmental Services at VVH prepared the following information as the outline for future preventive maintenance, mold monitoring and remediation.

Preventive maintenance Plan for mold monitoring and remediation:

The Vermont Veterans Home is entrusted with the care of our Veterans as well as the staff involved in providing such care. It is our intent to provide a safe environment for all care takers, Veterans, and visitors. Mold development is considered to be among the hazards we need to consider in our environment.

To that end our plan will involve the regular monitoring of our environment by a variety of means. Said means will include visual inspections of surfaces and equipment, collection of routine samples for lab analysis at regular intervals to provide a reasonable sampling for all areas of the facility, and monitoring of areas prone to water infiltration.

Sampling methods will be determined according to current standards on a random basis. Sampling will be done by an independent firm. This will be an accredited consultant, who will provide information regarding guidelines and an explanation of sampling, identification, and lab procedures.

Should random sampling indicate the presence of mold, such samples will be compared to exterior samples. Should interior sampling indicate concentrations of mold higher than exterior samples, a remediation plan will be implemented immediately; so that areas involved may be returned to a "mold safe" condition.

Specific procedures for mold remediation will be dictated by the mold consultant, taking into consideration some of the following factors:

- necessary access to the area
- facility needs for the area
- safe working practices for remediation
- long and short term prognoses for any remediation action

Preventive maintenance log for mold inspections:

Frequency: Bi-monthly or as determined for specific location

Location: All rooms, passageways, storage, and mechanical areas

Procedure:

- 1) Inspect areas throughout the building representing a mixture of uses for the following:
 - a. Visible signs of mold growth
 - b. Water leaks
 - c. Condensate accumulations

- d. Odors or other indicators of mold growth.
- 2) Inspect dehumidifiers per existing PM procedure
- 3) Mold accumulations must be cleaned on cleanable surfaces with soap and water. Do not use bleach.
- 4) Mold testing will be performed on a frequency determined by an environmental consultant. Tests will be conducted at least every 6 months. Test results are to be held with Environmental Services Dept.
- 5) Log maintenance notes and repairs.
- 6) Log mold readings and environmental evaluations as reported.

Date	Location	Notes	Sampling date	Initial

Geothermal System General Maintenance to control mold growth:

The geothermal installation requires maintenance, both to address general preventative maintenance issues and to clean unit components and spaces that may develop a mold condition.

Our preventative maintenance program includes inspection, belt replacement, greasing, adjustments, filters, and other tasks as identified. A major part of this process is cleaning all surfaces of each of the 174 heat pump units. There are condensate trays, drain lines, and coils that require thorough cleaning. The cleaning is necessary, especially in cooling season to ensure that mold is eliminated or kept in check inside and out of all units. This process is carried out at a minimum quarterly. There are areas where heavy traffic or moisture may dictate increased frequency. A maintenance tech spends approximately 30-40 hours/ month completing these tasks. A journeyman plumber spends approximately 40 hours/month adjusting temps, inspecting, troubleshooting, and computer tracking system and component activity.

General Space Maintenance to control mold growth:

In addition, a cleaning program is in place to address general environmental surfaces, particularly in basement spaces, many of which are below water table. While these areas have undergone a substantial remediation effort to eliminate mold and to seal surfaces

against water infiltration, an ongoing cleaning and inspection process is necessary to monitor conditions. To that end the custodial and maintenance departments work to clean floors, walls as necessary and equipment within those spaces. This process accounts for approximately 40 hours/month, adjusted according to seasons, mechanical issues, etc.

Preventive maintenance procedure for dehumidifiers:

Frequency: Quarterly

1. De-energize units.
2. Inspect for loose or missing parts, unusual vibration, or other indicators.
3. Inspect electrical connections and controls.
 - a. thermostats should be set for :75 deg. cooling,
70 deg. heating
 - b. humidistats should be set for 55%
4. Check belt tension and condition; replace if cracked or worn.
5. Replace filter.
6. Clean fittings; lube as necessary.
7. Ensure drains are free flowing.
8. Record maintenance work date, initials, and notes on log sheet. A copy of the log will be filed in the preventive maintenance manual when completed.