

University Houses Exterior Renovations and Repairs Update March 2017

We wanted to provide you with an update of our exterior work project. Below you will find a summary of work completed, work remaining for this Spring and Summer, work starting next week, and a summary of recent soil testing.

Exterior Work Completed

We have worked closely with the State throughout the exterior project phases to continue to make smart decisions about how to best to preserve our historic buildings, while also addressing exterior elements containing lead-based paint. Much work has been completed, including:

- All scheduled work to repair and replace damaged bricks and mortar
- Lead-based paint removal from the steel brick supports (lintels) above windows and doors
- Removal of asbestos-containing sealant from lintels, door frames, and garden walls
- Removal of lead-based paint from copper gutters and downspouts
- Lead-based paint on wooden upper gable ends and vents has been stabilized and clad (enclosed) in aluminum
- Front wood panels on Building 31 were clad in aluminum to match building 6, which was done many years ago.
- Upper wooden cornices have been removed and replaced with a synthetic, maintenance-free product on the 6 buildings with this feature
- The cladding for the painted wood "box" above the columns at the entry canopies to buildings 2, 7, 14, 26, and 38, has been completed and trimmed with a synthetic, maintenance-free product

Remaining work:

- All wood columns in the community will be removed and replaced with a new paintable synthetic product. The round replacement columns are being primed and painted currently and are expected to be installed starting mid-April. The square columns will follow. The contractor hopes to complete column installations by the end of May. New bases and capitals for each column will also be installed. The final coat of paint on the columns will be applied after the columns have been installed.
- Lower cornices over the old pantry doors on the front of the buildings in 26 locations will be stripped and repainted.
- The 48 non-operable sash doors and jambs on the ends of 12 of the buildings will be stripped and repainted.
- The 48 non-operable new sash doors near the garden walls at the front of 24 buildings will have the door jambs and brick mold stripped and repainted.
- Housing will have oak threshold material available to replace thresholds at apartment entrance doors upon request or at turnover by our staff.
- Paint removal or encapsulation will be done based on condition as directed by the State at all door entrance surrounds and canopies.
- The tall pilasters that occur at 34 locations will be addressed by either paint removal or component replacement.

Note: In order to effectively perform chemical paint stripping, ambient outdoor temperatures need to be at least 50 degrees Fahrenheit during a 24-hour period. We are currently waiting for consistently warmer weather to begin this process again.

Work Right Now:

Housing staff have been regularly monitoring columns and entry wood elements that received paint stabilization last spring and will continue to do so until this phase of the project is completed. To minimize damage to the paint on the columns, please do not chain or cable lock any items to the columns. If you notice chipping paint, please contact the Apartment Facilities Office (608-262-2037) and we will address any areas as soon as possible. We **will** do temporary work in colder weather, so please report concerns right away.

Beginning next week, March 27th we will have the contractor back to begin working on site restoration. They will be removing brick and cornice replacement debris from around the buildings. Our staff will follow them and apply mulch over bare soil areas adjacent to the buildings.

We hope to be able to have both the contractor and Housing begin planting grass in some of the larger lawn areas and along sidewalks as soon as the middle of April. We will do this as soon as the weather cooperates.

Recent Soil Testing

A resident recently requested that we test the soil in our play areas and gardens. Environmental Health & Safety (EHS) professionals have completed this testing. Samples were taken from all sandbox areas at University Houses, the sand playground and swing areas between the apartments and the gardens and a bare soil area in the west playground area. There were no bare soil areas in the east playground area – it is our newly installed engineered wood fiber playground, it was not deemed an appropriate place to sample by the EHS professionals. Random samples were also taken from seven locations at the University Houses gardens. The test results of all these samples were below the level of detection for the testing conducted.

All other soil samples taken in the community have been below the standards set by the EPA, many of these were also below the level of detection.

Because we know that some level of lead is normal in all soil in Wisconsin, and because our apartments were built before 1978 we continue to suggest the following habits to minimize risk:

- Frequently wash children's hands, especially before eating.
- Flush water lines by letting cold water run for a few moments before giving water to children for drinking, or cooking or making formula. This is only necessary after water has not been used for a long time, i.e., overnight.
- Wash toys and pacifiers often.
- Ensure that children eat a well-balanced healthy diet; many foods help minimize the amount of lead absorbed into the body.
- Please do not chain items to columns as this damages the paint on the column and could lead to chipping.

- It is recommended that all children ages 0-72 months living in target housing (built prior to 1978) be screened annually for lead levels in blood. This can be done at annual check-up appointments.

As a reminder, we will be hosting a **Town Hall Meeting on Monday, March 27th at 6pm** to address questions and concerns. Staff from University Health Services and Environmental Health and Safety will join Housing staff to answer questions.

If you have other questions, please contact the Apartment Facilities Office at 262-2037.