



37 A Mather Avenue Groton, CT 06340

P: (860) 445-6076 F: (860) 448-1721

To: All Branford Manor Residents

Date: December 1, 2022

## MOISTURE REMEDIATION STATUS REPORT #4

### Overall Remediation:

We hope that all of you had the opportunity to enjoy the Thanksgiving holiday. We have continued to make progress on multiple fronts of our improvement plan and we are extremely grateful to all of you who have been cooperating to allow us to access your apartments.

- HOU continues to be on site 7 days per week, communicating with all of you who are having work performed in your buildings at this time.
  - Please welcome Rachael Welsted to the HOU team. She will be joining Yasaira Garcia starting on December 8<sup>th</sup>.
- Our Construction team has been coordinating the efforts of multiple contractors on a daily basis with approximately **50-60 staff on site working on a typical day**.
  - These contractors are **in addition to** Shonda Harrison your Community Manager and her full RMC office and Maintenance staff, the HOU team, HETI's Industrial Hygienist, and our Construction management team.
- We have **completed hot water main piping replacement under 89% of the apartments with crawl spaces**.
- We have just received our first order of **New Bathroom Fans** and have **completed the installation of 22** this week.
- **New Air Conditioners** continue to arrive and **we have installed 47** so far.
- Construction supplies have arrived and we have started **extending our roof storm water drains** away from our buildings.

Branford Manor does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its federally assisted programs and activities. A senior executive has been designated to coordinate compliance with the nondiscrimination requirements contained in the Department of Housing and Urban Development's regulations implementing Section 504 (24 CFR, part 8 dated June 2, 1988). You may address your request for review or reconsideration to: Senior Vice President, Related Management Company, LP, 423 W. 55th St, 9<sup>th</sup> Fl. NY, NY 10019, (212) 319-1200, NY TTY 1-800-662-1220.

**EQUAL HOUSING OPPORTUNITY**



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- **Basements:** As mentioned in our Status Report of October 25<sup>th</sup>, at our Resident meeting on October 28<sup>th</sup> and in Status Report #3:
  - The design for the new dehumidification equipment rooms that will be installed in **32 of our 146** basements with ducts to connect the other basements has been approved by the City.
  - 20 of the 32 mechanical rooms have been built.
    - Each of just these 32 basements will be slightly smaller as a result of the equipment room being built.
  - 20 of the 32 electrical service boxes for the dehumidifiers have been installed in the basements
    - We want to continue to **thank the City and State Inspectors** for their very timely inspection of our work that allows us to proceed.
  - All 32 of the basement dehumidifier equipment sets have been received.
  - The **basements will continue to be available ONLY for resident storage** as they do not meet the minimum requirements of the Connecticut State Building Code (CSBC) for use and occupancy other than storage.

**If you have any questions regarding the remediation program, please contact HOU at 413-355-6957.**

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**Service Requests for Maintenance:**

- **Thank you for all of you who continue to call the management office at 860-445-6076 to advise us of any regular maintenance repairs needed in your apartments.**
  - Now that so many of you are calling our management office, we have received and completed 50% more service requests in November than were typical in prior months
  - Keep letting us know how we can be of service!

**If you have questions regarding other work needed in your apartment, please contact the management office at 860-445-6076.**

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### ADDITIONAL INFORMATION

#### Resident Services:

- Rainbow has hired a new **Resident Services Coordinator**, Ivelisse Gonzalez who started with us Monday! She can be reached at [branford@rscrainbow.org](mailto:branford@rscrainbow.org) or through the office line at 860-445-6076 extension 2.
- Outreach material has been posted and **has already resulted in 35 referrals for resources - primarily utility and food assistance**

• More exciting news! Stephanie Davis, in our Management office has received expressions of interest from five (5) Branford Manor residents about the **Related Affordable Foundation's** scholarship program. **College scholarships of up to \$5,000** for an academic year can be applied for.

- Please join Mayor Keith Hedrick who has volunteered to provide a **reading program for our younger children** the third Wednesday of each month, 5-6:30 in our community room. Look for dates in our newsletter.
- Our **Computer Center** is open in our community building. Just come in during office hours and take advantage of the on line access.

**December 21st from 5-6:30 come to see Santa Claus!**  
He will be reading to the children **and giving out toys!**

#### Your Management Team

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