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HETI has been engaged to assist Morrison Mahoney LLP, Counsel for Branford Manor and its parent and affiliated companies (“Counsel”) to address certain issues that are part of an existing claim and are the subject of threatened litigation. The disclosure of any aspect of this plan or the work product that is the result of the execution of this plan or that is described in this plan, is solely at the discretion of and upon the approval of Counsel after consultation with Branford Manor and its parent and affiliate companies. A disclosure of any portion or portions of this plan or portion or portions of its work product does not constitute a waiver of the non-disclosed portions and/or work product.

Proposed Scopes of Work – Initial and Ensuing

HETI plans to conduct initial and ensuing assessments, site supervision of remediation, and post-remediation verification (PRV) sampling for the pending mold investigation and remediation at the Branford Manor residential facility in Groton, CT. All mold assessment and remediation projects are performed according to the American Board of Industrial Hygiene (ABIH) Code of Ethics for the Practice of Industrial Hygiene. The project work will be performed and/or overseen by a Certified Industrial Hygienist (CIH), and a CIH will sign and verify all reports and PRVs.

HETI proposes the following activities:

Initial Assessment

HETI plans to perform an initial assessment of previous investigations and current remediation activities conducted at the Branford Manor facilities. This assessment will include a review of previous investigative reports conducted in response to recent complaints, remediation protocols proposed for specific units, completed and ongoing remediation activities at the units, and verification of completed work activities and PRVs for the remediated units. HETI will assist in the oversight of ongoing remediation activities to ensure the affected units are remediated and PRVs are provided prior to returning the spaces to the residents.

Subsequent Assessment

The subsequent investigation will include a visual and instrument-based inspection with surface sampling in approximately 442 units at Branford Manor. The assessment will be conducted of accessible portions of the units including attics, basements, crawl spaces (visually to the extent practical but no-confined spaces), and roofs (visually from the ground). HETI will attempt to identify all sources of water/moisture intrusion to the extent practical. The survey is a non-intrusive / visual assessment of accessible areas of the units and does not include removal of furnishings or building materials. HETI will work closely with Branford Manor’s dedicated scheduler to develop a more detailed schedule of investigations and minimize any disturbances or temporary relocations of the occupants, wherever possible, during the investigation and/or remediation stages. The assessment schedule will be dependent on the accessibility of the individual units.

The visual inspection will involve surveying and documenting the condition of accessible surfaces in the units relating to moisture impacts and suspected mold growth. Areas with suspected microbial growth (SMG) will be photographed and quantified for the development of a remedial action plan. The moisture content of the surfaces will be screened with a hand-held hygrometer (moisture meter), elevated moisture reading locations will be documented, and the potential sources of moisture intrusion will be investigated. HETI will also survey the interior and exterior of the building with an infra-red camera to identify unusual temperature gradients which may indicate a moisture issue in the building.

As part of the evaluation process, temperature and relative humidity measurements will be collected within select interior and exterior locations of the building. The measurements will be obtained, and results compared to the American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE) recommended acceptable levels.

Tape-lift surface samples will be collected from selected areas inside the units to determine if visually suspect areas contain an amplified level of mold growth or contamination. Surface samples will be analyzed at an AIHA-LAP accredited laboratory.

A record of the methods, results, and findings of the initial investigation will be compiled into an assessment report. The assessment report will indicate areas that are recommended for remedial action based on industry standards.

Remedial Action

Based on the results of the initial investigation, a remedial action plan will be developed that details the approach, methods, and controls for the recommended remedial work. The remedial action plan will be submitted to the Branford Manor management and their counsel for review and approval. Upon approval of the remedial action plan, HETI will submit the approved remediation protocol to a minimum of three (3) subcontractors to obtain estimates for remediation of the affected units. HETI will assist in the review of the proposals and recommendation of remediation subcontractor(s).

Upon selection and approval of the remediation contractor by the Counsel for Branford Manor and its management, HETI will provide a CIH or an Industrial Hygiene Specialist to verify and document the daily progress of remedial activities and ensure the remedial action plan is properly implemented. Daily progress reports will be provided to Counsel for Branford Manor and its management to document the remediation progress. HETI will participate in periodic meetings with Counsel for Branford Manor and its management, approved contractors, and authorized representatives, as needed or upon request.

Post-Remediation Verification (PRV)

HETI will conduct PRVs for each remediated area. The PRVs will entail the following:

- Inspecting the remediated areas for signs of water damage, moisture intrusion, musty odors, and visual SMG on the surfaces of walls and inside of accessible wall cavities around remediated areas.
- Collecting PRV surface samples after remediation is completed to evaluate mold concentrations in the remediated area(s) of the units. The sample results will be interpreted based on industry standards and then compiled into a PRV report.
- Providing recommendations for additional remediation activities if signs of water damage, moisture intrusion, musty odors, and/or visual SMG are observed.
- Preparing a written PRV report for the inspected areas, including observed findings and recommendations

Timeframe

HETI can begin assessing properties in the first week of August 2022. Upon commencement of the assessment, it is anticipated that assessments will continue for approximately 8-10 weeks. This schedule is based on HETI assessing a scheduled number of units each day with a single crew of 3-4 personnel. Additional work crews can be utilized to shorten the schedule; however, we have been alerted that there may be some issues in accessing the units. If an adequate number of units can be scheduled and completed on a regular basis without having to reschedule appointments due to access issues, then additional crews can be scheduled to expedite the assessment.

It is our understanding that there are approximately 10-11 vacant units that may be used for housing residents during the remediation of their current units. We were also notified that Atlas Technical Consultants, LLC (Atlas) previously inspected 144 units. Based on this information, HETI anticipates assessing the vacant units first to allow for their future use during the remediation process. HETI would then assess the units reviewed by Atlas, followed by assessment of the remaining units.

As the assessment progresses, remediation protocols will be developed and remediation activities may begin. The remediation activities can occur concurrently with the assessment of units in other locations. HETI anticipates providing a remediation protocol after completion of the vacant unit assessments, so that remediation of these units may proceed, as needed. HETI anticipates repeating this model by assessing groups of units and developing necessary remediation protocols to allow for concurrent remediation activities throughout the facility.