



James M. Hecht  
Director

**Somerset County Library System**

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April 5, 2007

Borough of North Plainfield  
263 Somerset St.  
North Plainfield, NJ 08060

PROOF

Atten: Dave Hollod, Borough Administrator

Dear Dave:

On April 2, 2007, our Branch Director Dick Stevens requested and received a copy of the indoor air quality test from PMK Group, the firm that you hired to perform the investigation. Dick shared the results with me and I in turn discussed the issue again with our Library Commission at their meeting last evening.

First, I would like to thank you for arranging for the test and remind you as part of our agreement, the Library Commission will pay for 50% of the cost. Please send a copy of PMK's invoice along with the attached voucher to my attention so that we can process it for payment.

We have gleaned the following information from PMK's report:

1. Water leaking into the building is emanating from the roof decking and since it was not raining at the time of the test, PMK suspects that the roofing material is retaining a significant amount of excessive moisture.
2. Indoor measurements of temperature, relative humidity, carbon monoxide and carbon dioxide are all within ASHRAE's recommended ranges, although PMK made special note of the low humidity that is common during the colder months.
3. Laboratory analysis confirms that water damaged ceiling tiles within the staff workroom and carpeting outside the main janitor closet, also located in the staff workroom, contain excess moisture and are impacted with mold growth.
4. Symptoms reported by the staff cannot be reasonably attributed to the mold growth or distinguished from common symptoms and illnesses that occur during the winter. However, staff members have complained of these symptoms during other months of the year, a factor that PMK never sought to determine during their investigation.
5. The identification of ongoing roof leaks and mold growth in the library "should not be considered as normal or acceptable."

Based on these findings, PMK recommends the development of a moisture management plan and identifies several steps that the borough should take until the new roof is installed. These steps include:

1. Removing non-structural mold impacted building materials (ceiling tiles, carpeting)
2. Cleaning mold impacted flooring in the janitor's closet with a 10% bleach solution
3. Diverting ongoing roof leaks into an adequately sized container that is monitored and emptied frequently (I was at the library this morning and there were 3 containers collecting dripping water outside of the janitor's closet and it was not raining)

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4. Removing moldy, porous building materials and replacing them with a barrier (such as plastic sheeting) to prevent further contamination of the indoor air environment until the new roof is installed.
5. Conducting additional investigation to determine the extent of water damage and other potential mold growth (based on PMK's suspicion that there may be additional water damaged materials with potential mold growth concealed in portions of the interior wall/ceiling spaces that were not evaluated during their investigation)

(Details of PMK's recommendations can be found on page 4 and 5 of the report.)

While PMK's report does not state that the cause of the symptoms being experienced by our staff is solely the mold that was detected in the building, the Library Commission believes that there is sufficient cause for concern for the health and safety of our staff. I am therefore requesting that the borough begin implementing PMK's recommended moisture management plan immediately and complete items 1 through 4 of the above recommendations no later than April 20, 2007.

Furthermore, I would like to know what additional investigation the borough will conduct to provide further assurance that there are no additional mold and moisture problems in concealed portions of the walls and ceilings, something you probably would want to do anyway before a new roof is installed.

And finally, could you bring me up to date on the revised timetable for the new roof/HVAC projects. When Dick and I met with you and Jim Rodino in early February, we left thinking that these projects would be completed in the spring, possibly April. However, since the bids for the new roof came in considerably over the amount budgeted, it is my understanding that additional funds will have to be included in the 2007 budget.

I appreciate your past willingness to help resolve this issue and thank you in advance for your response to this request. In the meantime, we will continue to allow our staff to work in the building during this interim period as the moisture management plan is put into place.

If you have any questions or would like to meet and discuss these requests in person, please feel free to give me a call.

Sincerely,

Jim Hecht  
Director

CC: Mayor Janice Allen  
Evelyn Silverstein, Chairperson, Somerset County Library Commission  
Florence Mannion, Chairperson, NPL Advisory Board  
Connie Hitchcock, Secretary, NPL Advisory Board  
Kathleen Harris, Assistant Director, SCLS  
Dick Stevens, NPL Branch Director