July 22nd HVAC town hall meeting
* strike-throughs and *italics* are clarifications made after the meeting by the HVAC committee.

Henry Humphreys: Three things to talk about tonight:
   1) The move. Mike from Olympia is here to talk about that.
   2) The project, how it will affect the garage and entry points in the hallways.
   3) Housekeeping, and an open Q&A.

Dan Roderick: The drop-dead date for moving people over is August 15th, when they turn everything over at 9am to Columbia. At that time, they'll go floor by floor and move people out.

Saturday moves have started taking place, with some flexibility. We’ve moved a couple dozen so far. The August 15th day will be crazier, with more crews.

Q: What if someone is moving out of the room I’m moving into, and they’re not going to move out until August 15th?
DR: We can clean a room in 30-40 minutes, so there will be communication on all of that that day. We’ll try to move people earlier than that, so if it’s possible, you should move before then.

Mike from Olympia: Here’s what has happened. We call the student 5-10 minutes ahead of time, and if we don’t hear back, we move them to the end of the queue. There has been a variety of degrees of preparedness. We advance it with commercial bins (large hampers), and load everything up to go to the new apartment. Then when we have everything out of the apartment, we go to the new apartment and unload it, and leave them. That tends to take about 10-15 minutes in total.

We place everything exactly where people want it, e.g. sofas first. We know what the priorities are, so we move the process along.

Q: If we’re signed up for moving on the 15th, are we past the deadline to move the date up?
Jen Hapgood-White: No, you can still move earlier.

Q: Do you move furniture, too?
M: Yes, within reason (don’t have them build a loft). It should be pretty quick.

Q: Will the window for moving on 8/15 be known in terms of specific timeframes?
DR: We can’t forecast that.
HH: Talk to the person whose room you’re moving into, and if they’re waiting until the last minute, mention it to SP leaders.

For arranging moves if there is someone currently in your new room, email Housing at sidpachvac@mit.edu. The student leadership has no control over moves.
Q: Do we have to be present when our stuff is moved?
DR: No. There have been some cases where people have been out of the country, and we still move stuff. Olympia has already done some of those.
M: We take pictures of everything when we get to the room. Then we make sure all of that stuff comes with us. Someone from MIT observes and watches us as we move them. It’s pretty simple.
JHW: If you don’t think you’ll be here and haven’t already, let us know. We’ll make a note of that for the movers.

Q: Wouldn’t it be nicer if we kicked people moving out on August 14th, or have the move on the 16th?
HH: We already had contracts with them ending on the 15th, and we’re on a pretty tight timeline so we can’t give too much leeway. We’d also rather have time before the construction company comes in, but we don’t have that luxury, either.

Q: If you’re guaranteed to move back to your current apartment, can you leave a large piece of furniture behind, in a corner of a large corner apartment?
DR: Nothing that isn’t official MIT furniture.
HH: If it’s legacy furniture, things that have been handed down from one resident to another, take it with you.

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HH: Now we’ll talk about access during the project, and we’ll get Facilities to come up and talk about it. First, MIT is a very open space, except for construction sites. There are reasons for that: MIT does not own the construction sites; they are the responsibility of the construction company. Someone found in the construction site could face a loss of housing. People get curious about construction projects, but the companies take them very seriously. Please do not go into those areas. If there’s something you forgot, talk to your house manager. This is a bit of a special case because we can’t fence off the parts where work is being done.

Brian Healey (Program Manager for Facilities): Johnson and Scott Hale are my colleagues; we’ll present this together. We’ll talk about noise, garage, courtyard, and lobbies. If you have any questions we can talk about them, too.

Parking garage: The first spaces when you come into the garage, before you turn, will be off-limits for the first few months, until November-ish. When you turn right, you’ll have access. If you turn left, one small part will be off-limits at the same time, but the very end, under the laundry room, will be closed the rest of the time for a staging area.

In the building: There will be a secure door on the other side of the elevators. The lounges will be closed in the first phase. The stairway at the very end, past the laundry, will have a
temporary doorway, so you can exit the building through that stairway but not access the second floor or parking garage.

The first floor: Access to the computer room, MP room, game room, laundry room, gym will be unavailable from 7am to 5pm on weekdays. If we also need to close it on Saturdays, you’ll have enough notice. It will be safe, neat and clean after hours, but there might be e.g. some ceiling tiles missing. The music room will be closed for the entire duration of this phase.

By Friday, we’ll tape off where the construction areas where the temporary walls are. Just as a visual, floors 2 through 6 will look just like floor 7 when you get out of the elevator. We had put some similar tape on the second floor to illustrate it again.

Q: Will we be able to go in to get our laundry or go to the gym from 7am to 9am?
A: There is some confusion about this right now.
Ahmed: We’re working on trying to move the gym to the other side of the building. The only problem will be the laundry. We were told it was at 9am that we would lose access, and that’s some confusion. We’ll also move computers and printers to the other side, so the only amenities we’ll definitely lose will be the laundry.

Q: Will the music room be relocated?
JHW: We’re still working that out. We’ll have a better answer soon.

Q: What about the first floor on the other side? Why were residents forced out of those rooms?
JHW: Part of it is the garage work, which would produce a lot of noise directly below you. There’s also some work in a closet on the first floor and work in each of those rooms that’s going to be done later than we originally planned. But regardless, the garage work will make those rooms unpleasant.

Q: There is no noise from 7am to 9am, right?
A: Construction tends to be loud, and we’ll monitor those early mornings. If it is disturbing, we’ll have a contact for you to communicate with. Coring through floors is very loud, and we definitely won’t be doing that. They’ll be doing non-noisy activities like taking out ceiling tiles.

Thank you for your time and patience, on behalf of the administration. Your student leadership and housemasters have put in an immense amount of time and effort, often early in the morning. This is probably the most unique construction project I’ve seen in 30 years in higher education. Maybe we’ll have something new to offer the future.

Q: With the 7-9am start issue at stake, there are some use cases beyond the gym: last-minute laundry or printing.
A: We’ll make sure to work with your student leadership and clarify the time.

Q: How will mail forwarding work?
DR: We’ve done a lot of work there. You don’t need to do anything as far as notifying banks and
so on. We’ll track it all on an individual basis, and it’ll all be done behind the window.

Courtyard: We have to dig an airway to the parking garage. That’ll take up a lot of the grassy
area. There’s been a request to hold off on that until after Orientation, so we won’t do any of that
until September 14th. After that, there will be a construction fence basically taking over the
grassy area with basically no impact on the pavement.

Q: The HVAC of the living portion will be fully available, correct?
A: Yep.

Q: Previously, you said we’d get amenities like the gym, but now we lost it. Can we get a further
rent reduction because of that?
HH: We won’t talk about additional rent reductions tonight, but we did wait until the firm had
been hired to see if modifications to our plans had to be made, and this was one that they said
did need to change. We won’t talk about rent reductions today.

Q: If there won’t be enough spaces in the garage, we should at least have reduced parking
costs, or at least a permit to park somewhere else.
A: We confirmed with housing parking that there would be enough spaces.

Q: Will the bike rooms be available?
Ahmed: It will be available in the first phase. We’re considering making one of them into the
gym, since we won’t need as many bikes. Let us know what you think about that option.

Q: When the movers show up at our rooms, are we expected to move it all right then?
DR: They’ll be equipped to do anything you want. We will come in with a cleaning crew right
after that. If you’re moving from the tower side to another space in the tower side, we will be on
a shorter timeline than people coming from the short side. Everyone should be prepared to
move out at 9am, but if you realize that you left something in the room, you should e-mail Brian
Ward, so they can get it before the cleaning crew comes through.

Q: What will the elevator access look like on 8/15, if everyone is trying to use them at the same
time?
DR: The professional movers have lots of experience with moving people in a highrise. Also, if
you want to move yourself ahead of time, the house manager has some big laundry carts to
use.

Q: Can you move stuff over ahead of time?
JHW: Yes, you can have two keys for at most three days.

Q: Does everything have to be in a box to move it?
M: Box as much as you can. If you need more boxes, e-mail us. In some of the prior moves, we’ve unloaded the drawers from the dressers. We’ve emptied whole kitchens into the boxes. We don’t like to do that, but we are prepared to do that.

Q: Are there any foreseen water shutdowns at this point? Or elevator accessibility on the tower side?
A: No foreseen water shutdowns at this point. We will give two weeks’ notice. The elevators will be available the whole time.

Q: Is there going to be noisy equipment inside the building?
A: Yes. We’ll be boring holes through the structure. You will hear the noise. We will generate noises at or slightly below 95 dB, measured within 3 feet of the source. It only becomes painful at 100 dB. From the other side of the building, you won’t hear a ton. A lot will be small surgical strikes here and there. The loudest stuff is going to be from the rooftop work, which would be just as loud if it was across the street. Internal demolition will not be painful. The duct work on the x30 and x28 apartments will be

Q: This building has a lot of fire alarms not caused by fires. Is there construction work that could trip the fire alarm? Will everyone still have to evacuate if it comes from the construction?
A: Yes (laughter). We’ll try to prevent it. Dust and water flow trigger these things. Those are pretty predictable conditions, so we shouldn’t have too many unexpected alarms. We will be careful to turn off sections that may be triggered by whatever is happening with construction that day.

Q: All the cars in this area are reassigned to park in SP, and the area that’s taken by the staging area blocks off a lot of spaces. Can we get an option to park elsewhere?
HH: We need to follow up with Larry Brudy from Housing Parking on that.

Q: How much of the inside dimensions of the rooms will change from this year to when we come back?
A: One apartment will have a small area behind a door removed, but otherwise, it’s only a fresh coat of paint.

Q: Do we need to worry about scrubbing down the walls beforehand?
DR: We don’t worry about normal wear and tear?. If there is a whole in the wall, that would be a problem, but you won’t be charged for normal wear and tear.

Q: What about water damage from the snow? If my paint is peeling, I won’t be charged, right?
DR: Talk to your house manager.

Q: Will you have elevator service people on hand in case one is repaired.
A: Yes, we will be on it. We will have them on standby on Aug. 15th.
Q: Will there be any dust problems?
A: Basically, nope. The only thing being done on the tower side is just a steel pipe and ceiling tiles being moved.

Q: For those moving from the tower side to another room on the tower side, do we need to move quickly within the day?
A: Yep, it'll be a fun day. For this reason, it will likely be much easier if you move before Aug. 15th if you can.

Q: What about moving from Phase I to Phase II? Will there be more than one day of moving?
HH: It'll happen in early January, if everything goes according to plan. We just want to try this move first and learn from those lessons.
JHW: There won't be anyone holding you up during that transition as well, so it'll be easier.

Q: Quals stress is tough during the end of January; will you prevent creep?
A: Your housemaster has made that abundantly clear. We'll do everything we can.