

**BOARD OF TRUSTEES  
HUSSEY-MAYFIELD MEMORIAL PUBLIC LIBRARY  
MINUTES  
SPECIAL JOINT MEETING with the Zionsville Public Library Leasing Corporation  
December 8, 2009**

A special meeting of the Board of Trustees of the Hussey-Mayfield Memorial Public Library was held December 8, 2009, in the Lora Hussey Room at the Library. The meeting was called to order at 7:00 p.m. All members of the Board were present except Jeff Rolland, Gayle Cox, and Josh Minkler. Others present were: Martha Catt, Director; and Rick Deuschle, Associate Director, Leasing Corporation members including: Larry Greenwalt, John Crisel, Melody Price, Chuck Bruess, and John Pock. LeeAnn Biggs and Larry Greenwalt, President of the Library Board and the Leasing Corporation, presided jointly.

Rick Deuschle provided an update on the following issues related to the dry sprinkler system:

- EFI Global Inc., Indianapolis, IN. presented a laboratory report dated 12/1/2009. An aerobic bacterium called *Pseudomonas stutzeri* [PS] was found in the sample along with a 'large amount of zinc particles'. The sample was taken from a pipe in the system that is adjacent to the one that was replaced following eruption in mid October. The single pipe eruption occurred between the Sixth Street entrance desk and the Teen area on the 2<sup>nd</sup> floor.
- It is presumed that the PS eats through the pipes and then leaves the zinc in the pipe behind.
- As of the present time, the dry sprinkler has had four annual flushings.
- Obviously some of the pipes are retaining water following flushing which provides the environment necessary for the PS to grow. There are colonies of PS growing in at least some of the pipes in the dry sprinkler system. Since the three zones of piping in the building are not fully independent of each other, it is likely that PS is present throughout the building.
- The PS can sustain 25 pounds of pressure in and of itself.
- Library staff have been advised that there are at least two other cases of MIC [Microbiologically influenced corrosion] that have been found in buildings in central Indiana. The State Library found MIC in 2006 in their dry system. It was also found in one of the United Airlines terminals at the Indianapolis International Airport.
- PVC pipe cannot maintain the pressure level that is necessary when the pipes are flushed so this is not an option. There is currently a new pipe product being tested but its availability is unknown; the material is a woven mesh. There is also a galvanized pipe that is lined with a MIC inhibitor.
- By only treating the inside of the existing pipes with an inhibitor, the PS will continue to eat away at the pipes where it has already deposited itself into the pipe itself. This approach could not be relied on to stop the future growth of PS.
- John Crisel asked that during the remediation process, we should ask the vendor to increase the pounds per square inch to the maximum amount possible so that the as much of the PS can be moved out of the pipes as possible.

- The remediation will begin with sending air at about 65 pounds per square inch through the system pipes both ways. With this pressure, breeches will become apparent. Then the vendor will need to replace the compromised pipes. The insurance company will pay for the replaced pipes, material and labor, subject to a \$50,000 maximum reimbursement for documented remediation costs.

- After the pipes are tested and repaired where the breeches occurred, a nitrogen generator would be installed along with monitoring stations and drains. A 90 gallon, 6 horse power compressor will be necessary. The one that the Library currently owns is about a 3 hp unit.

- Questions asked: Is there any corrosive acting bacteria that will grow without oxygen? Is the State Library suing the company who installed their system? Would it make sense to install bottles of nitrogen? When would the work be done and how would this affect the Library's hours of operation? It was agreed that it would be a good idea to scan the literature and ask both engineering experts as well as experienced equipment suppliers and contractors in the field if anyone anywhere has had trouble with bugs that grow in zero oxygen environments.

- By consensus, it was determined that the Library should submit bills to Chubb as pipes are compromised rather than accepting a settlement at this time.

The attendees provided the following direction for the preparation of the Invitation for Quote that would be sent to Dalmation Fire Inc., Simplex Grinnell, and Ryan Fire Protection, Inc.

Continue to test during remediation process to see if any other corrosive agents are found in the system and to assure that the proper remediation steps are taken. A video scope of the pipes will not be necessary.

The hours of operation during the remediation will be determined in the future by the Library Board.

Insure that to the extent possible, the Library's collection, ceiling tiles, furnishings and equipment will be protected from damage during the remediation work.

Replace pipes in each of the three system zones including flushing and pipe replacement where pipe failure occurs.

Install a nitrogen generation station which will serve to replace air in the pipes with nitrogen.

Replace the existing air compressor with one that will be able to meet the needs of the new nitrogen generation system.

Install an ECS Corrosion Monitoring Station in each of the 3 zones.

Install an ETS detector [electronic corrosion monitoring stations] in each of the 3 zones.

The Leasing Corporation made the following motion:

Upon ***motion duly made*** by John Crisel, seconded by John Pock, and being unanimously approved, the Library Leasing Corporation endorsed the remediation recommendations of the Library's management staff.

### **Adjournment**

*The meeting adjourned at 8:30 p.m.*

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Josh Minkler<sup>1</sup>, Library Board Secretary

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John Pock, Leasing Corporation Secretary Pro Tem

December 2009 Library Board: LeeAnn Biggs, Jeff Rolland, Bea Edwards, Monty Korte, Josh Minkler, Gayle Cox and Sandy Sifferlin.

December 2009 Leasing Corporation Board: Larry Greenwalt, Chuck Bruess, John Crisel, John Pock, Alma Lathrop, Melody Price, and Bob McKnight

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<sup>1</sup> Josh Minkler participated in the meeting via telephone.