



Sent Via E-mail and U.S. Mail

Marvin Jones, President
UNITE HERE! Local 878
P.O. Box 100564
Anchorage, AK 99510

Re: Air Quality at the Hotel

Hello Marvin,

As part of the Hotel's investigation regarding the concerns expressed by the Union regarding possible air quality issues at the Hotel due to mold, the Hotel has reviewed guidelines and recommendations published by OSHA and the Center for Disease Control to ensure that the Hotel has been and is taking all appropriate measures to ensure the air quality at the Hotel is safe. We also continue to aggressively seek out moisture infiltration and/or visible mold so that if remediation efforts are necessary they can be undertaken promptly.

We are confident the air quality at the Hotel is safe. It is our conclusion the Hotel has, both in the past and continuing through the present, taken effective measures consistent with the guidelines and recommendations published by OSHA and the CDC to ensure that air quality at the Hotel is safe.

What OSHA and the CDC Have to Say About Mold

The following is taken directly from OSHA and CDC publications:

- There are no federal standards or recommendations (e.g. OSHA, NIOSH, EPA) regarding mold.
- Standards for judging what is and what is not an acceptable or tolerable quantity of mold have not been established.
- Scientific research on the relationship between mold exposure and health effects is ongoing.
- The relationship between poor indoor air quality due to the presence of mold and building related illnesses is unclear.
- Most typical indoor air exposures to mold do not present a risk of adverse health effects.
- Most people experience no health effects from exposure to the molds in indoor and outdoor air.

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Marvin Jones, President
UNITE HERE! Local 878
May 5, 2014
Page 2

- In most cases, if visible mold growth is present, sampling is unnecessary.
- In many cases, it is not practical or useful to test for mold growth on surfaces or for airborne spores in a building.
- There are no standards for “acceptable” levels of mold in buildings, and the lack of a definitive correlation between exposure levels and health effects makes interpreting the data difficult, if not impossible.
- Air sampling for mold need not be part of a routine assessment because decisions about appropriate remediation strategies often can be made on the basis of a visual inspection.
- If a mold issue does arise, it is more effective to spend time and resources removing the mold and solving the moisture issue that causes a moldy condition than to undertake testing for the type and quantity of mold.
- Due to the wide difference in individual susceptibility to mold exposure, sampling results have limited application.
- The CDC does not recommend routine sampling for mold.
- Generally, it is not necessary to identify the species of mold in a building.
- Measurements of mold in air are not reliable or representative.
- Moisture control is the most important strategy for reducing indoor mold growth.
- The most important initial step in prevention is a visual inspection.
- After correcting water or moisture infiltration, the prompt removal of any moldy material and structural repair is the primary response to mold in a building.
- No indoor space is completely free from mold spores – not even a surgical operating room.
- It is impossible to eliminate all molds and mold spores in any indoor environment.

What the Hotel Has Done and Is Doing to Ensure There Continues to be No Mold Problem at the Hotel

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Marvin Jones, President
UNITE HERE! Local 878
May 5, 2014
Page 3

In addition to the measures taken by the Hotel that were previously reported to you in correspondence and/or e-mails, the Hotel is following OSHA and CDC recommendations to control mold in the workplace by:

- Inspecting for any evidence of water damage or visible mold growth.
- Identifying and correcting the source of water or moisture infiltration.
- Removal of any visible mold or moldy material.
- Inspecting heating, ventilating and air conditioning (HVAC) systems and correcting any problems that may be detected.
- Cleaning, repairing or replacing any building materials that are moisture damaged or show evidence of visible mold growth.
- Correcting any conditions that could be causes of mold growth.
- Where visible mold is present, cleanings have and will proceed on the basis of the visual inspection.
- Encouraging employees to promptly report any mold they see or smell so effective measures can be taken.
- Encouraging employees to report any health concerns regarding mold exposure immediately.
- Advising employees to see their doctor for proper diagnosis and treatment of any suspected mold exposure.
- Encouraging employees to ask their doctor if they should be medically restricted from any particular area.

The Hotel's Assessment

- The Hotel has followed and will continue to follow OSHA and CDC guidelines regarding the control of mold to provide safe and healthful air quality.
- The Hotel is not aware of any evidence which would suggest anyone at the Hotel has experienced adverse health effects due to air quality at the Hotel. While a very small number of employees have reported they suspect mold may be the

HILTON ANCHORAGE
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Marvin Jones, President
UNITE HERE! Local 878
May 5, 2014
Page 4

cause of some of their personal health problems, at the present time the Hotel is not aware of any medical or other evidence to substantiate such suspicions. Attached are copies of reports received by the Hotel from the four employees who suspect their symptoms may be related to mold.

- The Company will furnish you with records regarding recent air sampling and maintenance records regarding remediation work in the next few days.
- If at any point the Union has any evidence which indicates there is a problem with air quality at the Hotel, please notify me immediately. The Hotel will promptly investigate and take any remedial action that may be necessary.

Thank you.

Very truly yours,

Bill Tokman,
General Manager

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