



BOE Facilities Department  
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TO: Dr. Tamu Lucero, Superintendent of Schools  
FROM: Kevin McCarthy, Director of Facility Operations  
DATE: October 8, 2021  
RE: Toquam Magnet Elementary School Update

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### **Background Info**

As discussed for the last two years, Toquam is a difficult building to manage water intrusion, temperature and humidity control, and the resulting mold that may grow if not managed appropriately. The City has invested approximately \$2 million dollars to address the Toquam fresh air/HVAC infrastructure since 2018. The detailed capital work and assessments are on the SAMG website. Much work has been done at Toquam to eliminate water intrusion and mold impacted building materials. Going forward, while there is no way to completely eliminate water due to the high water table and existing foundations, exterior facades and exterior windows which do not adequately repel moisture, Toquam is a school that needs to be closely managed for water and potential mold growth. As always, the Facilities Department responds to occupant concerns and addresses the concern in as timely a manner as possible.

### **October 8, 2021, Update**

**Below is a summary of items conducted at Toquam since the last update on September 19, 2021:**

- Associate Superintendent and Facilities Department continue to meet regularly with SEA Union Representatives and Building Principal.
- Created shared Google folder of staff photographs and concerns continues to be operable. Facilities Department routinely sharing information regarding work being conducted in the building.
- Created Google spreadsheet (See Something Say Something) continues to be operable and routinely checked by Associate Superintendent and Facilities Department. Last concern submitted by Toquam staff was September 24, 2021.
- The Industrial Hygienist, Tighe & Bond, continues routine visual assessments of the building for mold growth and/or water impacted materials on a weekly basis.
- The Environmental Remediation Contractor, A.A.I.S., continues to conduct mold remediation and/or water impacted material removal based on Tighe & Bond recommendations.
  - Work mainly involves removal of water impacted materials, removing the water impacted materials before mold has a chance to grow.
  - Very limited, localized disinfecting of visible mold growth at HVAC diffusers and chilled water pipe insulation has been conducted to date. Swab samples routinely

identify *Cladosporium*, a typical indoor mold species which reproduces quickly and is commonly identified/associated with HVAC systems and chilled water piping which condenses. To date no mold species (*Stachybotrys*, *Chaetomium*) have been identified that indicate long duration water leaks. Post-disinfecting swab sampling has not identified mold species in visual concentrations above the district standard (rare visual concentrations of typical indoor mold species, none detected visual concentrations of long duration water leak mold species).

- Facilities Department and In-House Trades continue installing residential dehumidifiers in classrooms. Work is approximately 75% complete and anticipated to be complete by October 13, 2021.
- The Mechanical Engineer, Collective Design Associates (CDA), and Mechanical Commissioning Agent, Innovative Engineering Services (IES), met with Facilities Department for a kick-off meeting on October 4, 2021. The meeting involved discussions on the following items:
  - Piping valve replacement project design by CDA and IES future review. The project will address faulty valves on the dual temperature piping which inhibits appropriately air conditioning the building (Anticipated Construction Summer 2022).
  - Possible short term and long term solutions to limiting humidity in the building to the extent possible.
- A meeting and site walk was conducted by Connecticut OSHA on October 7, 2021. The meeting was attended by the Associate Superintendent, Facilities Department, Building Administration, and SEA Union. A report from Connecticut OSHA on the meeting and site walk will be forthcoming in the next couple of weeks. Items discussed and/or actions taken at the meeting included the following:
  - Facilities Department briefed Connecticut OSHA on the following:
    - Extent of work conducted at the building since October 2018 to address mold, air quality, and water intrusion.
    - Summary of monitoring and maintenance work being currently conducted in the building to address mold, air quality, and water instruction.
    - Future work proposed to be conducted to continue to address air quality and water intrusion.
  - SEA Union representatives discussed teachers concerns related to temperature, humidity and mold.
  - Connecticut OSHA conducted a site walk of the building. The site walk included the following:
    - Visual assessment of the entire building
    - Verbal conversations with staff members who have concerns and/or wanted to discuss the building with Connecticut OSHA.