



January 30, 2020

Angelus Papageorge  
Director of Operations  
Fairfield Public Schools  
501 Kings Highway East  
Fairfield, CT 06825

Re: Indoor Environmental Quality Screenings Summary, Fairfield Ludlowe High School

At the request of The Fairfield Public Schools Operations Department, Woodard & Curran performed multiple indoor environmental quality (IEQ) assessments at Fairfield Ludlowe High School. The assessments were requested in response to employee concerns regarding indoor air quality and because of historic water releases in the school. This letter summarizes the results of each of the onsite assessments and recommendations provided by Woodard & Curran.

Woodard & Curran performed IEQ assessments at Fairfield Ludlowe High School on the following dates:

- November 11, 2019 (Assessment of lower level rooms)
- December 12, 2019 (Follow-up assessment of lower level rooms)
- January 14, 2020 (Assessment of 1<sup>st</sup>, 2<sup>nd</sup>, and 3<sup>rd</sup> floor rooms)

During the IEQ assessments, Woodard & Curran conducted visual inspections, limited moisture surveys, collected indoor air quality measurements of temperature, relative humidity, carbon dioxide, carbon monoxide, particulate, and total volatile organic compounds. Woodard & Curran also performed air and surface sampling in select areas to evaluate for total airborne mold spores and mold content on surfaces. Below is a summary of the findings and recommendations from the onsite assessments.

#### November 11, 2019

Woodard & Curran assessed classrooms on the first floor and lower level. The rooftop air handling units that service the school were visually inspected as well and found to be clean with no issues that would be expected to negatively impact the indoor environment. Recommendations including replacing several stained ceiling tiles that were identified as well as addressing several other small maintenance issues including cleaning the steam chase, cleaning old art supplies, and reevaluating the schools rodent control plan.

During the assessment water staining and mold growth were observed at the base of the walls in the Trainer's Room and a steam pipe was observed leaking in the chase beneath the P.E. Office. Woodard & Curran recommended repairing the leak and removing all water stained building materials in these rooms.

#### December 12, 2019

Based on a request by The Fairfield Public Schools Operations Department, Woodard & Curran collected air samples for mold spores in the P.E. Office, Trainer's Room and Auto Shop and inspected the remediated areas of the P.E. Office and Trainer's Room. The total mold spores detected in the three



indoor locations were less than concurrent outdoor samples. In addition, the individual spore types were similar between the indoor and outdoor samples. The detected concentrations of airborne fungal spores would not be expected to cause a health issue in healthy individuals.

During the visual assessment, additional building materials were recommended for removal in the P.E. Office and Trainer's Room, which the Fairfield Public Schools Operation Department subsequently performed.

January 14, 2020

Woodard & Curran assessed classrooms and offices on the first, second, and third floors. Based on the onsite assessment, Woodard & Curran recommended performing housekeeping activities above the suspended ceiling in rooms 153 and 266E, that included cleaning particulate and debris. It was also recommended to wipe supply air diffuser fins to prevent dust from accumulating and allowing mold to grow.

Summary

During each of the IEQ assessments, air quality measurements were within recommended industry guidelines for carbon dioxide, carbon monoxide, relative humidity, particulate, and volatile organic compounds. Also, moisture measurements of building materials that were assessed indicated dry conditions in each location evaluated. There did not appear to be a systemic indoor air quality issue within the building, however, temperature could be lowered to improve occupant comfort in some classrooms. The primary recommendations are to continue observing for water incursions and perform housekeeping in specific rooms.

We greatly appreciate this opportunity to offer our consulting services. If you have any questions regarding this letter, please contact Woodard & Curran.

Sincerely,

WOODARD & CURRAN INC. |

Handwritten signature of William Henderson in blue ink.

William Henderson, CIH, CSP  
Project Scientist

Handwritten signature of Raymond Cowan in blue ink.

Raymond Cowan, CIH  
Senior Project Manager