

**Fairfield Public Schools
Fairfield, CT 06825**

TO: Mike Cummings, Superintendent of Schools

FROM: Angelus Papageorge, Executive Director of Operations

DATE: 12/04/2019

RE: Fairfield Ludlowe High School – Woodard & Curran Report

In response to the Fairfield Ludlowe High School Woodard & Curran report we received, dated November 26, 2019, we have compiled the following action plan to address areas of concern that were identified. We are in the process of scheduling Woodard & Curran to retest the PE office area, trainer's room, and auto shop. This testing will be performed now that remediation has concluded.

We are also working with Woodard & Curran on a proposal to perform the second round of IAQ (Indoor Air Quality) testing in the following locations as identified by the school's administrator:

1. Room 202
2. Room 301
3. Warner Counseling Office 338A
4. Director of Pupil Services Conference Room 266
5. Counseling Center Psych/Social Worker 286 C
6. Room 262
7. Room 317
8. Room 153
9. Band room 107
10. Special Ed room 269

Thank you.

Fairfield Ludlowe High School – IAQ Action Plan

In response to the Woodard & Curran visual inspection report.

- In the Nursery, Room 126A, 1 water-stained ceiling tile was observed. Above the ceiling tile, a ceiling-mounted air conditioning unit was observed. The stain was likely caused by water leaking from the unit. Photograph 1 in Attachment A documents this condition.
 - The tile was replaced on 11/22/19.
- In the Orchestra room, Room 121, two water stained sections on the gypsum board ceiling were visible. These two areas did not contain elevated moisture.
 - Inspection revealed a leaking sprinkler valve which is scheduled for repair 12/4/2019.
 - The area will be primed and painted.
- In the Resource Center, Room 109, two stained ceiling tiles were observed in the room. On the rear wall, a water stain was observed near one of the stained tiles. A pipe located in the suspended ceiling appeared to have leaked.
 - The ceiling tile was replaced on 11/22/19.
 - Area inspected on 12/4/2019. Repair scheduled for 12/5/2019.
 - We will prime and paint the back wall.
- In the P.E. Office, Room 019, a steam pipe chase travels under the floor. During the assessment, the panel to the chase was opened up in several spots. In this room, a whistling could be heard, which is likely a steam leak in the pipes in the chase. This room also felt more humid than in other areas, which could lead to a perception of poor air quality.
 - The steam leak was repaired.
 - The sheetrock with the mold was removed.
 - Additional air testing will be performed.
- In the Trainer's Room, Room 027, standing water was observed near the ice machine. Water staining was also observed under the sink on the right-side wall. After pulling back the vinyl cove base on the right side and rear wall, water staining and suspect microbial growth was observed. Photograph 4 in Attachment A documents this condition. Surface sampling for mold content determination was performed. Results indicated mold growth at the base of each wall. The analytical laboratory report is included as Attachment C.
 - The sheetrock identified with mold was removed on 12/2/2019.
 - Scheduled a company to remove the baseboard and flooring on 12/9/2019.
 - Additional air testing will be performed.

- We will replace with VCT flooring and baseboard after additional air testing is performed.
- In the Mechanical Tunnel, Room 031B, suspect rodent droppings were observed on the floor. Photograph 5 in Attachment A documents this condition.
 - The exterminator to perform a full treatment in this area on 12/4/2019.
 - We are looking into Rubbermaid containers to replace cardboard boxes.
 - We will request assistance from the school in clearing this area.
- The Fuel Oil Pump Room in the closet in Room 030 Art CAD/Studio had a strong odor of fuel oil.
 - We will be contacting an engineering firm to check the feasibility of installing an exhaust fan.
- In the Wood Shop, Room 024, in the steam pipe chase, sawdust was observed. Photograph 6 in Attachment A documents this condition.
 - Tunnel cleaned out on 12/4/2019.
- In the Transportation Technology Room, Room 010, a wet bucket of sawdust and a bucket of water near the parts washer were observed. Photograph 7 in Attachment A documents this condition.
 - We will request assistance from the school in clearing this area.
- In the Art Room, Rooms 002, 004, 006 and 008, old art supplies were stored beneath the sinks, including wet brushes
 - We will request assistance from the school in clearing this area.