



Monomoy Regional Middle School Air Quality Testing Report

Reason for Testing: Staff Concerns

Date of Testing: October 26, 2023

Description: Visual and odor inspection of room E114

Conducted By: Marina Brock, Barnstable County

Summary of Findings: Odor detected in room E114 and office space. Concerns raised about flooring, lack of sealant in classroom storage and concrete slab.

District Response: Installation of flooring beneath classroom cupboards to act as a barrier between the classroom and the concrete slab.

November 6, 2023

Rick Travers
District Facilities Director
Monomoy Regional School District
450 Crowell Road,
Chatham, MA 02633

Subject: Assessment of Dampness Concerns at Monomoy Middle School

Dear Mr. Travers,

Pursuant to the request from your department, an on-site evaluation was conducted at the Monomoy Middle School premises on Thursday, October 26, in collaboration with yourself and Ryanna. The purpose was to investigate a persistent damp and musty odor detected in and around Classroom E114, including the adjacent hallway, and office space. The affected location corresponds with the same area where exterior wall gutting and replacements were undertaken last year to address similar concern of mold and odor intrusions.

Upon our systematic review, the odor was notably concentrated in the corridor and appeared less intense but still present in E114 classroom and in a small single office space. It was observed that the office space, with its windows closed, exhibited a negligible scent, suggesting the odor was not originating therein but seemed to spread upon opening the outside corridor door. Conversely, in the large classroom where ventilation measures were active, including open windows, air filtration, and exhaust the odor was significantly subdued.

We conducted further inspection outside and along the building's exterior. In a shaded area, we found a segment of the concrete foundation with visible cracks and moisture readings indicating a saturation level that necessitates ACTION or immediate intervention. This was directly external to the midline of E114.

Ryanna disclosed that the concrete slab beneath E114 classroom storage units had never been sealed, enclosed, or finished appropriately, apparently from the time of original construction. This is now suspected to be a contributing factor to this present moisture/odor issue. The teacher of E114 confirmed the presence of the same odor within the cabinetry. The suggestion of sealing of this exposed concrete floor area to mitigate moisture arising from temperature variances and ambient humidity/condensation is recommended as a corrective measure worth pursuing due to its potential effectiveness and minimal resource requirement.

Last year's remedial actions, including the removal and replacement of siding and internal wall clean-up, which aimed to address this moisture intrusion issue. While initially presumed successful, the recent extended period of high humidity and moisture has likely exacerbated any underlying condition. It is challenging to fully ascertain the extent of moisture penetration and potential structural impairment without more invasive examination methods.

In light of avoiding substantial demolition and reconstruction, it is advisable to explore all practical alternatives that could provide a temporary respite, delaying the need for more significant renovations that would require district approval and allocation of significant funds. Eventually, the need to address

the issue of aging, wear, and deterioration will predominate and quick fixes may not solve the overall problem in any long-term manner.

Thank you for your attention to this matter. I support your scope of work and look forward to discussing the proposed interim solution and any other potential strategies that may be deemed necessary. Please reach out if I can be of service.

Respectfully submitted,

Marina Brock

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