BEACON CITY SCHOOL DISTRICT
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Dr. Matthew Landahl
Superintendent of Schools

October 23, 2026

Dear Glenham Families,

I wanted to give you an update on the stage area and some other building work at Glenham. Overall, the District remains confident that there are no safety concerns in the building. As with any school building, the District regularly conducts routine maintenance and repairs to its facilities as issues arise.

Recent Testing of Stage Area

Yesterday, we received the results of the first phase of an Environmental Hygiene Report on the Glenham stage. This report included a visual inspection of the area conducted by a NYS Certified Mold Assessor. The report indicates that no fungal growth was observed or noted. The dust/waste material (excess insulation) indicated in the report will be addressed by our facilities team by the end of the day.

The next phase of testing will include an Air Quality Test. We will provide the results of this test when it's completed.

Access to all reports can be found using this link: https://glenham.beaconk12.org/our-school/glenham-stage-communications-and-environmental-hygiene-reports

Indoor Air Quality (IAQ) Testing

Per NYS Department of Labor guidelines for Licensed Mold Assessors, a thorough visual inspection is the recommended method to identify mold problems. Air quality testing and sample collections are also utilized when deemed necessary by the inspector. The district does not dictate how the inspector will conduct the investigation. The January 2023 and October 2025 inspections were conducted by a licensed Mold Assessor who also collected air samples to evaluate levels of TVOCs (total volatile organic compounds) and H2S (hydrogen sulfide). Additionally, carbon monoxide and carbon dioxide measurements were taken to determine any mechanical equipment problems that can impact indoor air quality. Sampling is not generally used for mold assessments, and the presence of mold spores is common and not indicative of problematic interior mold growth. Throughout these various tests, all levels were found to be within the normal range, and all recommendations identified in the reports have been followed by the district. Our Director of Facilities, Jesse Morrill, was also a certified mold assessor in a previous position and has experience handling these situations.

Capital Project Work at Glenham

- Replaced the HVAC units in every classroom and office space in the last two years, providing constant fresh air ventilation and filtration in those spaces
- Refurbishing bathrooms throughout the building in summer 2027 as part of capital project work
- District architects designing new HVAC systems for the gym and cafeteria for enhanced fresh-air ventilation, filtration, and air conditioning. Adding air-conditioning to many classrooms at Glenham in summer and fall 2028
- Replacing the roof in summer 2028
- Currently replacing fire alarm systems and PA systems across all schools in the district

Addressing Building Concerns

We also wanted to provide feedback on some photos of Glenham's facilities that were recently submitted to the District. While many of these concerns have already been addressed, we felt it was important to provide context on how and when our team handles these issues once they're identified.

- **Hallway Leak -** We installed a new boiler at Glenham this year as part of the capital project. On Sunday, September 27, a leak was identified in one of the boiler's heating pipes. Repairs required completely shutting off the building's water supply. To avoid disrupting the school day, the repair took several days to complete during non-school hours and was finished on October 7.
- **Stage Leak -** During the summer, a roof leak above the stage occurred, which required extensive repairs. A professional roofing company successfully completed the work in August, and our custodial team responded immediately to address any areas that may have been subject to water infiltration. Our staff continues to monitor this area and will address any concerns that may arise. There is currently no leak on the stage.
- **Electrical Box -** During a rainstorm on July 30, a roofing contractor placed a piece of tin on top of an electrical box as a precaution when an active leak was occurring in that area of the school. It was soon confirmed that water was not entering the electrical box, and the roof area was repaired the following day, July 31. The tin remained, but wasn't serving any function. It has since been removed by our staff.
- **Stage Ramp -** The ramp leading to the stage has been cleaned of the dirt that was present. There was no mold on the ramp. Our Facilities team will continue to monitor the ramp and make necessary repairs if necessary.
- **PTO Closet -** The new PTO closet has been fully repaired and is ready for use. The other closet on the stage is scheduled for repair, which we hope to complete by the end of the semester. This work requires additional time because construction-related components must be addressed by our Facilities mechanics, followed by thorough cleaning of the spaces. The current condition of these closets do not pose a safety concern.
- **Stage Pipes -** Pipes located in the closet on the stage are scheduled to receive new insulation. Our Maintenance mechanics have scheduled this work for completion by the end of the semester, barring unforeseen delays or competing project demands.
- **Materials on the Stage Roof Area -** A couple years ago, a leak diverter was placed in the roof area of the stage as a precaution for the heating system in the stage area. The system includes a pressure-relief component that used to have issues that could cause a malfunction and continuous water dripping. We identified this issue a couple of years ago and have since repaired it. No further leaks have been observed in this area since then, but the Facilities team kept the leak diverter in place as a precaution. We have asked them to remove these items so that they do not cause concern.

- **Ceiling Tiles** - The Facilities team is scheduled to replace, paint, or repair damaged ceiling tiles by the end of next week. For such repairs, some areas of the school require a motorized lift and a crew to operate it, which cannot safely occur while students are in the area. This work was delayed because the District's one lift has been in continuous use by contractors for capital project work. The damaged tiles are an aesthetic issue and do not pose a safety concern.
- **Bathrooms** - Bathroom cleanliness is a concern that staff and students regularly bring to our attention. During the school day, staff members in each building typically contact the main office or custodial team when cleaning is needed. Every evening, staff clean bathrooms throughout the district. Depending on the severity of an issue, a bathroom may be temporarily closed, or an individual stall or urinal may be taken out of service. We also make every effort to investigate and address reports of strong odors, and work to resolve these concerns as quickly as possible. One urinal at Glenham has an extensive plumbing issue that must be addressed as part of a capital project. Bathroom renovation contracts were awarded at the last board meeting, and the work is scheduled for summer 2027.

The district takes the health and well-being of our students and staff very seriously. As always, we will continue to take proactive steps to address areas of concern and will be prepared to act on any issues that are brought to our attention.

As always, if you have any questions or concerns, please contact the Glenham office.

Sincerely,

John Giametta
Executive Director Human Resources and Operations