

Mold Testing

Update for the Richmond City School Board

Presented By: Dana Fox, Chief Operating Officer

Venue: Richmond City School Board Meeting

Date: October 16, 2023

Indoor Air Quality (IAQ) Assessment Reports

Purpose and Scope

- The purpose of an IAQ Assessment is to identify air quality issues in a particular space by testing for identifiable conditions which may be affecting the quality of the air. This includes performing visual inspections, comfort parameter measurements, photographs of site conditions, air sampling for possible fungi (mold), and collection of surface samples of suspected fungal growth for laboratory analysis.

Regulatory Standards

- Industry standards follow recommendations from the Environmental Protection Agency (EPA), the American Conference of Governmental Industrial Hygienists (ACGIH), the American Society of Heating, Refrigerating and Air-Conditioning Engineers, Inc (ASHRAE), and the Occupational Safety and Health Administration (OSHA).
- According to France Environmental Consulting Services: "As these organisms are present everywhere, the standard of care is to perform a risk-based analysis. In general, industry standards effective interpretation is based on the comparison of indoor and outdoor samples."
- In other words, if indoor spore concentrations are less than spore concentrations outdoors, then the building is considered "clean."

Boushall Middle School

Testing

- On October 26, 2022, an Indoor Air Quality (IAQ) Assessment Report was conducted in Room 250 per staff request. The results did not indicate airborne fungal amplification was occurring at the time. It was recommended that ceiling tiles be replaced and HVAC diffusers be cleaned. The Facilities Department completed those tasks.
- On August 21, 2023, an Indoor Air Quality (IAQ) Assessment Report was conducted in Rooms 250, 263, 264, and the adjacent hallway per staff request. The results did indicate airborne fungal amplification was occurring. Recommendations were to clean the HVAC diffuser in room 264 and replace ceiling tiles. The Facilities Department completed those tasks.
- On September 1, 2023, a follow up test was conducted; the results did not indicate fungal amplification was occurring.
- On September 16, 2023 a full building test was conducted and the results did not indicate airborne fungal amplification was occurring. It was recommended that the HVAC ceiling diffusers be cleaned and to remove and replace any stained ceiling tiles throughout the building. There were mold-impacted tiles in the Registrar's Office, Kitchen Non-Food Storage Room, and Room 166 that were recommended for removal. The Facilities Department has completed this work, including cleaning the ceiling grid in accordance with industry standards.

Boushall Middle School (continued)

Next Steps

- We have reached out to the vendor to test Room 272, as requested by school staff. That should occur by Friday, October 13.
- Per the vendor's protocol, building wide assessments do not include tests in every room. If the Board would like every room at Boushall tested, we can of course request the vendor to do so.
- We have also sent a communication to all staff and families to make sure they have the most up-to-date information.

Fox at Clark Springs

Testing

- In early 2022, the Clark Springs building was vacant and had ongoing roof leaks. A Mold and Moisture Assessment was performed on the entire building on March 8, 2022 in order to prepare the building for staff and students displaced from the fire at William Fox Elementary on Hanover Avenue.
- Elevated readings of some fungi were present in Rooms 216, 220, the Nurse's Office and the Boy's Locker Room.
- A remediation company was hired to professionally clean and treat the entire building.
- On April 26, 2022, a Mold Post Remediation Assessment was conducted and concluded that the remediation efforts were successful, there were no elevated readings, and the building was safe for occupancy.
- Per recent staff concerns about visible mold, a full building test is scheduled to be performed on September 20.
- On September 20, 2023 a full building test was conducted and the results did not indicate airborne fungal amplification was occurring and that the building was safe for occupancy. There are several recommendations for remediation made within the report and our Facilities Department has addressed or is addressing them.

Next Steps

- Once the remediation recommendations have been completed we will schedule a re-test of the affected areas.

Mary Scott Preschool

Testing

- On August 25, 2023, an Indoor Air Quality (IAQ) Assessment Report was conducted in Room 103 per staff request. The results did not indicate airborne fungal amplification was occurring at the time. Per staff request, Facilities replaced moisture stained ceiling tiles in the room.

Next Steps

- A full building test has been ordered and is scheduled for the week of October 16. Once we have the results, we will implement any recommended remediation steps and send a communication to all staff and families.

Additional Updates

Full Building Tests

- Based on teacher testimony, we have ordered a full building test for J.H. Blackwell Preschool, Maymont Preschool, Summer Hill Preschool, Elizabeth D. Redd Elementary School, and Woodville Elementary School.
- Those tests have been scheduled for the week of October 16.

Costs & Scheduling

- We currently utilize France Environmental Consulting Services or ECS for our testing needs. Full building tests cost approximately \$5,400 per ES and \$8,600 per MS/HS. The total cost for the division (beyond the full building tests already conducted) would be roughly \$325,400.
- If the Board would like to proceed with testing every building, we would work to identify funding within the remaining ARP budget. Of note, we have not received reports of mold in every building; and where we have received reports, we have already conducted tests or scheduled them.

Communication

- We will send communication to the staff and families of all impacted schools to ensure everyone has the most up-to-date information.