

**Peabody Community Mold Meeting  
December 12, 2018  
Draft Summary**

**Attendees:** Renee Daniliuk, Mohammad Egal, Fred Fantini (School Committee), Jennifer Ford (Principal), Vedad Konjic (Director of Facilities, CPSD), Robin Knych, Marnie Gale, Nancy Grabowski, Sam Lipson (Director of Environmental Health, Cambridge Public Health Department), Joanne Mullan, Idil Nur, Cathy Serrano, Amy Sgueglia (by phone), Katie Stockman, Nahomie St. Louis, Nicole Sullivan, Traci Vecchiarello, Diane Zylicz

**I. Introductions**

**II. Background**

- a. Mr. Konjic's office received reports of wet tiles and mold at Peabody at the beginning of the school year. Roughly a dozen rooms were initially identified as having problems.
- b. It appears that the cause of the majority of mold was condensation from uninsulated valves in ceiling dripping onto insulation beneath them. Mold then developed on top of the insulation in a majority of the rooms identified.
- c. In Room 126 (Ms. Casassa's room) and Room 149 (IT office), the mold was caused by clogged ventilator drains.
- d. The cause of the mold in Nicole Sullivan's office is still a mystery. Mold levels were very high in that office but there was no obvious sign of moisture (there are no pipes above that office).
- e. Mr. Konjic's office brought in a consultant to test the air quality in those rooms which had been identified as having mold issues initially. During the second round of testing, Vedad worked with Jen who contacted the teachers to develop the list of rooms to be tested.
- f. Since identifying the problems, the moldy insulation has been removed from most of the rooms and the ceiling tiles replaced (although there is still more work outstanding – see below).
- g. At this point, funding is not an impediment to finishing the remediation/repair work.
- h. Lots of schools affected by mold issued; it was difficult for district to find a remediation company that could take on the work and once they did, it took time to obtain a quote, then a purchase order, etc.

**III. Remaining Mold Remediation Work**

- a. Nicole's office is incomplete. Work is being done in-house and while some work has been done, Vedad is not satisfied. Only the affected areas were removed, when the intention was to take out everything up to the 2 or 3' mark on the wall. So far, nothing higher up on the walls has been tested. Given that the source of the mold in this office hasn't been identified, group agreed that it would make sense for more areas in the office to be tested (higher up on walls).
- b. Room 149 (IT Office) is also unfinished (sheet rock in the hallway still).
- c. Room 126 (Ms. Casassa's room) still has work to be done.
- d. Ceiling tiles have all been replaced at this point, but Ms. Ford intends to do a walk through next week to check for any new leaks. Diane Zylicz indicated that the new tile in her office is already showing signs of a new leak. Mr. Konjic thinks that any new leaks this point are a function of the roof and not pipe/valve condensation.

#### **IV. Mold Prevention Efforts**

- a. The District has sent three carpenters to mold remediation training so far, along with several managers.
- b. During February break, the District will hold a mold awareness training for custodians Districtwide.
- c. Vigilance is critical – and if a unit is leaking and can't be fixed, it needs to be shut down.
- d. In addition, group discussed adding more dehumidifiers, increasing air movement throughout the school, and conducting weekly inspections (that include going up on a ladder, removing a ceiling tile and checking space above ceiling tiles).
- e. There is a contractor who will be coming in to Peabody to put in new insulation to try to prevent future condensation issues.
- f. The building envelope and roof may also be an issue, but that would be a much costlier issue to fix if required. This will be looked at further.

#### **V. Communications / Next Steps**

- a. On Monday mornings, Ms. Ford and Mr. Konjic will conduct walk-throughs of the building together.
- b. Ms. Ford will continue to forward any communications/updates she receives from Mr. Konjic to the Peabody community.
- c. If/when new leaks are identified, Ms. Ford will mark them on the school floor plan she has and send them to Mr. Konjic for response.
- d. Mr. Lipson and Mr. Konjic to meet and review the mold awareness training materials together.
- e. Mr. Konjic to attend one of upcoming Principals' meetings to share mold awareness trainings with them too.
- f. Mr. Konjic to explore the use of moisture meters and humidity probes throughout the school for monitoring purposes (mold grows when humidity levels are >60%).
- g. Ms. Ford to contact teacher's union to see if Peabody community can obtain access to Google document that Mr. Konjic's office updates in real time.
- h. The group agreed to schedule another community meeting in the spring to discuss preventive efforts going into the humid season, as well as updates on mold awareness training and other preventive measures discussed.