



BOE Facilities Department
Stamford Government Center, 3rd Floor
888 Washington Blvd., Stamford, CT
www.stamfordpublicschools.org

TO: Dr. Tamu Lucero, Superintendent of Schools
FROM: Kevin McCarthy, Director of Facility Operations
DATE: September 17, 2021
RE: Toquam Magnet Elementary School Facilities Update

As discussed for the last two years, Toquam is a difficult building to manage water intrusion, temperature and humidity control, and the resulting mold that may grow if not managed appropriately. The City has invested approximately \$2 millions of dollars to address the Toquam fresh air/HVAC infrastructure since 2018. The detailed capital work and assessments are on the SAMG web site. Much work has been done at Toquam to eliminate water intrusion and mold impacted building materials. Going forward, while there is no way to completely eliminate water due to the high water table and compromised foundations, exterior facades and exterior windows which do not adequately repel moisture, Toquam is a school that needs to be closely managed for water and potential mold growth. As always, the Facilities Department responds to occupant concerns and addresses the concern in as timely a manner as possible.

Below is a summary of items conducted in just the past few weeks at Toquam:

- Associate Superintendent and Facilities Department met with SEA Union Representatives and Building Principal, regular ongoing meetings have been scheduled.
- Google Folder created and shared with Toquam staff to share photographs of concerns as well as for Facilities Department to share information regarding work being conducted in the building.
- Google spreadsheet (See Something Say Something) created and shared with Toquam staff so staff can easily share concerns directly with Associate Superintendent and Facilities Department.
- An Industrial Hygienist, Tighe & Bond, has been retained to conduct routine visual assessments of the building for mold growth and/or water impacted materials on a weekly basis.
- An Environmental Remediation Contractor, A.A.I.S., has been retained to conduct mold remediation and/or water impacted material removal based on Tighe & Bond recommendations.
- Facilities Department is working with in-house trades and outside vendors to conduct water mitigation repairs to the extent possible to limit potential for water impacted materials to grow mold.
- Facilities Department retained a Mechanical Engineer, Collective Design Associates, to design the piping repair project needed to address faulty valves on the dual temperature



pipng which inhibits appropriately air conditioning the building (Anticipated Construction Summer 2022).

- Facilities Department engaging with Mechanical Engineer, Innovative Engineering Services, to provide a dedicated project manager to Toquam Magnet to be the Facilities Department on-site Facilities Manager, respond to See Something Say Something concerns, and conduct on-site work.
- Connecticut OSHA was contacted to request assistance and evaluation of current approach to occupant concerns.