

The Moisture and Mold Story

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Outline

- The Beginning
- Remington and Vernick Engineers Review
- Remediation Efforts
- Remove and Replace
- The Costs

The Beginning

- 2000- rugs in classrooms and hallways developed spots when wet in summer months
- 2001- carpeting removed and replaced with tile
- Problems continue with tile. After waxing, floors retain moisture overnight and remain slippery the next morning
- RVE called in for review

RVE Review

- Findings:
 - Unit ventilators were short cycling by reaching desired temperature too quickly and not running enough to reduce moisture
 - When units stopped, the air was saturated and would “drop out” on the floor and other flat surfaces prone to condensation

Conclusion: advised district to make HVAC improvements and to contact a remediation specialist

Remediation

- Mold Remediation Specialists review schools
 - School deemed “safe” but intervention required until HVAC is renovated
 - Refrigerant dehumidifiers were placed in every classroom and piped through walls to control moisture
 - Data loggers placed in each classroom to ensure humidifiers were successfully maintaining a humidity level to prevent mold

Remediation

- Summer 2004 Remediation Activities
 - Ceilings replaced throughout
 - Removal and replacement of pipe insulation
 - HEPA vac and wipe down of all surfaces
 - Various ductwork replacement and microbial inhibitor installation (IMC)
 - Clearance Testing

COST= \$2 million

Remove & Replace

- Fall 2004 Referendum passed to completely replace HVAC system
- Falasca Mechanical was awarded the project and commenced with the project in Spring 2005

PROJECT COST= \$13 million

Total Cost

\$15,000,000!!!