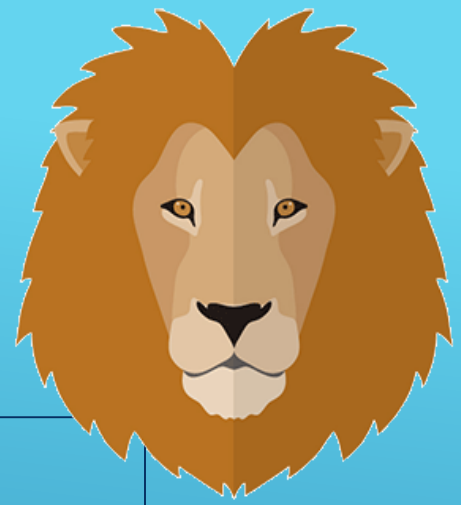
LINDENWOLD PUBLIC SCHOOLS
JIF Annual Mold Seminar



THREE CATEGORIES OF MOLD EXPOSURE:

ONE & DONE

ONE TIME ISSUE – CLEAN UP & REMEDIATION FIXES THE PROBLEM

EX - PIPE BURST, UV PUMP MALFUNCTION

IMAGINED

SICK BUILDING SYNDROME – LACK OF TRUST

SYSTEMIC

NEEDS A LONG TERM SOLUTION – MOST DIFFICULT AND EXPENSIVE TO SOLVE

- **Situation/Problem**
  - Custodians had cleaned the bleachers using water based solution
  - HVAC system was not working properly – dehumidification not working
  - Bleachers were pushed into the wall after cleaning - preventing air flow

HIGH SCHOOL GYM BLEACHERS – ONE & DONE

How we handled/What we learned

- Mold claim process – must notify our environmental carrier first
- Must use a CIH and follow their protocol for clean up – failing to do this can disqualify your costs for coverage
- We needed to better train employees and enhance our cleaning protocol to eliminate issues like this in the future
- What **not to do** for next year's back to school night☺

Truck parked outside the HS Gym at our September 2013 Back to School Night

HIGH SCHOOL GYM BLEACHERS – ONE & DONE

Situation/Problem

- Many work orders/emails at one of our Elementary Schools regarding suspicious areas of "mold" – over the course of a school year (2014)
- Union leadership took internal health surveys of all staff to attempt to support the claims of a "sick building"
- Lack of internal protocol for IAQ concerns – no IAQ Plan in place
- Many staff were concerned, fearful for their health
- Staff felt their concerns were ignored which created a lack of trust in our facility department

SCHOOL 5 – SICK BUILDING SYNDROME IMAGINED

❖ How we handled/What we learned

- At the time, the District lacked protocol and procedure for IAQ
- We felt the building was safe and most concerns were unfounded upon inspections but the distrust was too strong
- Administration decided to contact NJ Dept of Health to help us solve the problem
- NJDOH tested and found nothing substantial – findings were shared with staff at a faculty meeting
- Overall the process revealed that we needed better protocol for IAQ and open lines of communication – building occupants need to feel that their buildings are safe and healthy

SCHOOL 5 – SICK BUILDING SYNDROME IMAGINED

❖ Situation/Problem

- Lindenwold Middle School - built in 1939
- Dirt floor crawl space under the entire original building
- Originally heated with steam piping
- Large HVAC project in 2015 which created many penetrations in first floor classrooms for piping
- Humidity very high in certain classrooms – water resting on top of unit ventilators, unidentified "puddles"

MIDDLE SCHOOL CRAWL SPACE SYSTEMIC & NEEDS A LONG TERM SOLUTION

❖ How we handled/What we learned

- Relied on internal protocols for IAQ – inspection and documentation
- Performed internal investigation of crawl space as it was the only viable solution for the source of water
- Found the open penetrations in classroom floors and the humidity created by very old leaking steam pipes
- Sealed the penetrations to solve the classroom humidity but then contacted JIF environmental carrier to further investigate the crawl space situation
- Long term solution was engineered to create a negative pressure environment in the crawl space using fans – simple design solved a big problem

MIDDLE SCHOOL CRAWL SPACE SYSTEMIC & NEEDS A LONG TERM SOLUTION

Response Plan –

- One of the most integral pieces of managing facilities is to educate staff on expectations and protocol
- IAQ management plan should be accessible and reporting an issue should be easy to do
- Inspections of the areas identified as a concern should be completed timely
- Inspections should include visual inspection of all areas (don't forget crawl spaces and ceilings)
- Temperature, humidity, etc….should also be documented
- Air quality testing is not part of an IAQ inspection as a standard practice, as readings can sometimes create confusion – This decision needs to be subjective based on the area, reporter, and room/building history
- Links to forms we use
  - IAQ complaint form
  - IAQ Occupant Interview Form
  - IAQ Plan Document

INDOOR AIR QUALITY – IMPORTANCE OF GOOD PROTOCOL

Financial Impact –

- Luckily in our experience to date, we have only had two full blow remediations and both events occurred when our JIF deductible was $25,000 per incident/location
- Today, each of those incidents would have $100K deductible
- Prevention is the key – there are no secrets – "see something, say something" is very true for mold and many facility concerns

MOLD IS EXPENSIVE!

Lessons Learned –

- We have developed internal protocols for all staff to use – ie..work order and IAQ written request form
- IAQ Plan is reviewed annually and updated as necessary
- IAQ reporting is discussed at the District Wellness Committee to share the information across the District
- The Facility Department is responsible to provide safe and healthy buildings – we take this seriously and staff trust in the process
- Custodial and maintenance staff are trained on IAQ expectations – ie,,wet ceiling tiles should be changed and Supervisor should be notified of water issue

PROTOCOL, TRANSPARENCY AND OPEN COMMUNICATION

Lessons Learned –

- OPEN communication – It's OK to say the "M" word…
- Get out in front of the issue and share results as you have them with stake holders
- Get the JIF and Professionals involved right away – do not wait!

- Train staff – both facility and others to know the expectations
- Develop IAQ Plan and assess regularly
- See something, Say something – Safe and Healthy buildings are a shared responsibility!

BEST TAKE AWAY ADVICE