

School/Facility: Elkridge Landing Middle School

Location: Guidance Office, Classrooms 107, 108, 109, 112A, 208, 209, 210, 211, 213, and 213A, and Select Common Areas

Date of IEQ Report Form: January 9, 2018

Date(s) Investigated: January 8-15, 2018

Date of Report: February 20, 2018

IEQ Concern:

An IEQ Concern Form was submitted in response to a Heating Ventilation and Air Conditioning (HVAC) coil and a sprinkler head that had frozen, causing water to leak. Concerns with microbial growth were noted.

Response Actions:

- The Office of the Environment was notified of the leak on January 8, 2018. The Office of the Environment arrived onsite that morning to perform an assessment. The leak(s) impacted several classrooms, the guidance office, and select common areas. Due to the extent of the leaks, a Board approved restoration company was contacted to assist in the cleanup and removal of damaged materials. The restoration company was managed by the Office of the Environment, as the office is familiar with the practices and procedures that need to occur to minimize the potential for future mold growth due to the incident.
- Monday, January 8th, 2018 – The Board approved restoration company met onsite with the Office of the Environment. Both the Office of the Environment and the restoration company performed an assessment to delineate the area of impact.
- Monday, January 8th, 2018 – Drywall, ceiling tiles, fiberglass wall insulation, and fiberglass pipe insulation in the area of “direct impact” were removed. The cove base (on drywall) was removed from ancillary areas and holes were cut/drilled in the remaining drywall. Air movers were placed to increase air flow behind the drywall, aiding in the drying process. Furniture was elevated from the floor to increase air flow beneath the items. Fans and dehumidifiers were also placed in the impacted areas.
- Tuesday, January 9th, 2018 – Progress was reassessed by the Office of the Environment. The assessment include probing suspect materials with a moisture meter. Elevated moisture readings were not detected in several classrooms. These rooms were released for use. Drying was to continue in the remaining areas.
- Friday through Sunday, January 12-14, 2018 - A thorough cleaning of the impacted areas (horizontal surfaces such as desks, shelves, etc.) and the replacement of missing ceiling tiles were completed.

- The impacted carpets were shampooed. The carpets are planned to be replaced during an extended break.

Corrective Actions:

- No further actions required. The response actions are intended to prevent microbiological growth. The Office of the Environment plans to revisit the area of impact on March 1, 2018 to reassess the area of impact.