

**August 2022 Update – Roderick Ireland Courthouse
50 State Street, Springfield**

August 5, 2022

Good afternoon,

The report below provides updates related to the Settlement Agreement. If anyone has any questions on the tasks described below, please respond to this email and we will do our best to provide an answer.

HVAC / Mold Remediation / Air Quality

Install air supply diffuser filters on all ventilation units in the courthouse

- The Trial Court is developing an RFP based on information provided by EH&E's filter media report to procure a vendor to install the filter fabric. The goal is to have a vendor onboard by the end of the month.

Complete removal of all fiberglass from the fan coil units and perimeter units

- The Facilities Management Department (FMD) is approximately 95% complete in removing fiberglass from the fan coil units. The remaining areas require substantial removal of motors and other mechanical equipment to access insulation.
- Work will continue with the remaining units in the next 2-3 weeks when the appropriate staff is available.

EH&E to review all HVAC filtration to ensure MERV-13 filters are being used in all locations where feasible

- EH&E has completed their review of all HVAC filtration. The FMD will be addressing any deficiencies identified in this report over the next month.
- The EH&E report on MERV-13 filters was distributed in July's monthly report.

Trial Court Environmental Health & Safety (EH&S) Managers to examine carpet for water damage or mold

- EH&S Managers have completed their assessment of the carpeting for water damage or mold. Their report has recommendations for replacement in some areas.
- The FMD will handle the replacement of carpet in the identified areas. FMD has pricing and has proceeded with purchasing the carpet. There is a reported 6 week lead time for the new carpet tiles. The replacement carpet and will begin installation once it arrives onsite. Schedule TBD.
- The EH&S Carpet Inspection report was distributed in July's monthly report.

Outside vendor to conduct weekly indoor air sampling

- TRC Environmental will continue weekly air sampling each Thursday throughout the building. A testing plan has been established identifying the staff work area locations to be tested each week. This plan is attached.
- TRC's latest air sampling report is also attached for reference.

Develop and Implement an Operations and Maintenance Plan for mold and fiberglass management in the Courthouse.

- EFI Global has been selected to develop an O&M plan for mold and fiberglass management.
- EFI will be onsite on Friday 8/12 to conduct a walkthrough familiarizing themselves with the building.

Outside Vendor to provide annual training and education on mold to facilities workers and building managers

- EFI Global is under contract for this task.
- Training will be conducted in August.

Cleaning of Building

Deep cleaning of 50 & 80 State Street around July 4th Holiday weekend.

- ACP Facility Services will be asked to return to 50 State Street one final time to address remaining cleaning needs brought to our attention by 8/10.

Ceiling Tile Replacement

- Facilities staff continues to replace damaged or stained ceiling tiles as needed and this will be an ongoing effort.
- As part of the ceiling tile replacement effort, FMD is simultaneously correcting the cause of said stains and leaks.

Replace all failed floor drains in the courthouse

- Facilities staff plumber has completed 10 of the 15 identified “failed” floor drains. They are waiting for additional parts to arrive to complete this task.
- Once repairs are complete, all floor drains will be video scoped.

Water and Mold Prevention and Maintenance

Roof Inspection

- Ewing Roof Consultants began their inspection on 7/26. They have been onsite regularly to gather information for their report.
- FMD has shared information provided by Department heads and the Environmental Committee related to known roof leaks to assist in the investigation.

Window Sealants

- ABC Glass began their investigation on Friday 7/29. They have been onsite all week and plan on working over the weekend to complete their inspection of the windows on the exterior. Once complete, they will issue a report outlining any repairs that need to occur.
- FMD has shared information provided by Department heads and the Environmental Committee related to known window leaks to assist in the investigation.

Complete replacement of damaged drywall and damaged trim

- Baystate Contracting completed their work on this task on 8/4. The locations were detailed in the Settlement Agreement.

Pest Control Inspection

- Rentokil Pest Control has been hired to monitor the building for rodents. They began their work in March 2022. They perform monthly site visits and report their findings.
- We emphasize strongly that leaving food out anywhere in the courthouse defeats even the most diligent rodent control efforts. Please do not leave food accessible to pests in your workspaces. July’s report is attached.
- We will share the July site visit report once it is received from the vendor.

Occupational Health Assessment and Evaluation

- The deadline for bids was Thursday 8/3/2022. Unfortunately, no bids were received. FMD and the Procurement office contacted vendors who showed initial interest but never bid to understand why no proposal was submitted. The feedback was that they didn't have enough time to prepare their bids. The Procurement Office will re-post the RFP to allow vendors additional time to prepare bids for this task.
- A selection committee to review the bids has been formed that includes representatives from the Ireland Courthouse.

DCAMM Update on Settlement Tasks

- There are several DCAMM related activities scheduled in the coming weeks. Once DCAMM has completed their monthly update, we will share it with you.

Attached Reports and Surveys

1. TRC Environmental air testing location plan
2. TRC Environmental air quality report

Have a nice weekend.

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