

March 7, 2003

Mr. Agustin J. Barrera, Member

**SUBJECT: MOLD, MILDEW, AND WATER INTRUSION**

**COMMITTEE: BUSINESS AND FINANCIAL SERVICES**

The issues of mold, mildew, and water intrusion have become a major problem nationwide in all different types of buildings including housing, office buildings, court houses, schools, etc. Many of the facilities of the Miami-Dade County School Board are experiencing similar problems. We are receiving increasing reports both in number and severity related to these issues. It is imperative that this Board and the District get ahead of this problem as quickly as possible for the safety and health of our students, faculty, and staff.

In discussing this matter with the Superintendent and his staff, I reviewed a preliminary report of such problems focusing on our most recently built facilities that was prepared and distributed by the Maintenance Department. As a result of that report, the 78 most recently constructed facilities have been assigned to two Claims Consultant firms currently under contract with the Board. Those Claims Consultants are investigating each facility, identifying whether or not there is a mold, mildew, or water intrusion problem at each facility. This will include appropriate testing to define the scope of such problems, and identifying whether or not the Board may have a claim against the designer, contractor, or other. This process is ongoing and the most current report on these most recently constructed facilities is provided under separate cover.

While acknowledging the need for a careful approach and thorough documentation in order to preserve any claims the Board may have on these most recent facilities, and noting that the process for identifying and correcting problems at these facilities is in process, this does not address the remaining approximately 280 facilities constructed earlier than those now being inspected.

Staff has agreed that it would be most unlikely for there to be a viable claim at one of these older facilities. Accordingly, I believe that we should move forward immediately and subject to the availability of funding with the action necessary to properly seal these structures to prevent further water intrusion damage.

**REPLACEMENT  
D-12**

**ACTION PROPOSED BY  
MR. AGUSTIN J. BARRERA:**

That The School Board of Miami-Dade County, Florida, direct the Superintendent to:

- a) Proceed immediately to identify and employ resources available to the Board for the correction of mold, mildew and water intrusion problems.
- b) Develop a process and report regularly to the Board on the progress of this program to ensure these issues are addressed as quickly and completely as possible.
- c) Report to the Board on actions taken to ensure these issues do not continue to occur in future construction projects.
- d) Include requests to the Board for additional resources that the Superintendent believes are needed and can be effectively utilized to correct these issues.