

**Minutes for the Community Information Meeting re Facilities Updated
Hosted by the Loretto Abbey Catholic School Advisory Council (CSAC)
FINAL**

Date: Monday, November 17, 2014

Attendance:

CSAC	TCDSB Trustee	TCDSB Facilities Representation
M. Sofi Mondesir (Chair)	Maria Rizzo	Angelo Sangiorgio, Associate Director of Planning & Facilities
Lynn Lancefield (Vice-Chair)		Maia Puccetti, Superintendent, Facilities Services
Mary Giannantonio (Treasurer)		Morris Iafrate, Senior Co-ordinator, Renewal
Sister Sheila (Parish Designate)		Corrado Maltese, Sr. Mgr., Occupational Health & Safety
Anita Bartolini (Principal)		Tahir Jaffer, Facilities Manager, North York
Anyta Kyriakou (VP)		Frank Panacci, Supervisor
Josie Pannoza (VP)		
Howard Cappadocia (T. Rep)		
Coreen Chisholm (Member)		
Carmelina Mazzilli (Member)		
Lucy Nati (Member)		
Fulvia Manarin (Member)		
Maureen Leon (Member)		
Andy MacCulloch (Member)		

Agenda	Discussion	Action
Call to order Opening Prayer Welcome and Introductions	<ul style="list-style-type: none"> - Ms. Bartolini opened the meeting. - Opening prayer by Sister Sheila. - Introduction of attendees from school administration, CSAC, TCDSB Trustee, and TCDSB Facilities Representatives 	
Student Council Report	<ul style="list-style-type: none"> - Grad wear – coral colour selected for 2014/15 graduating year; wear to be distributed Tues. Nov. 18th; highlight of grad breakfast is announcement of prom theme. - School dance to be held Friday Nov. 21st; St. Michael's, Brebeuf and Chaminade Catholic High Schools invited; cost is \$10. - Spirit Wear on sale with proceeds in support of the Semi-Formal Prom and Charity Cup events. - Christmas baskets to be completed in support of the St. Vincent De Paul Society; Proceeds from pictures with Santa (Mr. Cluff) in support of The Angel Foundation for Learning – Loretto Sisters Charity - Expressed concerns that radiators require repair as a tea cup in the principal's office was being used to collect leaking water. 	
Student Presentation	<ul style="list-style-type: none"> - Concerns expressed over classrooms that have been closed off for use, i.e., the Music Room, mould issues in the surrounding areas to the cafeteria, janitorial area and gym equipment room, and odour emanating from the Music Room. - Disruption to learning as a result of classroom displacement; - Health issue concerns regarding the consequences of exposure to mould. - Requested action plan from the TCDSB. 	
LAMPO Chair Remarks (Sofi Mondesir)	<ul style="list-style-type: none"> - LAMPO mandate is to support the various LA Arts programs. - Music Rm – 110 – identified ground swell/flooring upheaval and brown water seepage around the room's perimeter with notification to the TCDSB in Oct. 2013; classroom reopening and long term solution still pending; disruptive to the Music Arts Program with temporary relocation and respective rescheduling of activities. 	

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	<ul style="list-style-type: none"> - LAMPO is looking for appropriate documentation and evidence that Room 110 is safe to reopen in lieu of any visual inspection. - LAMPO is in support of the initiatives undertaken by the Friends of Loretto and CSAC in addressing various facilities' issues. 	
Friends of Loretto (FOL) Presentation Maureen Leon McGivney/Carmelina Mazzilli	<ul style="list-style-type: none"> - Mandate of FOL is to fund raise in support of the needs of the Loretto Abbey community and to liaise with the TCDSB on behalf of parents and students. - Various facilities issues have been discussed and formally presented to the TCDSB to address comprising the following: <ul style="list-style-type: none"> - 1. <u>Water penetration issues</u> – school building perimeter, building eaves causing humidity, odour issues, paint peeling, corroding telephone lines, basement classroom (1st fl. Music Room) floor swell, resulting in classroom displacement. - 2. <u>Gr. 9-11 Junior Cafeteria</u> – no renovation / major repair in over 50 yrs.; water damage evident; broken tiling; absence of appropriate kitchen venting; lack of energy efficient lighting. - 3. <u>Heating/Cooling/Ventilation</u> – lack of appropriate ventilation in the school as a whole; no cooling stations presently; new windows installed, however due to City of Toronto Building Code unable to open windows fully resulting in inadequate air flow; June presentation made to the TCDSB to consider ductless cooling systems – issue remains unresolved; boiler heating system very old with many issues and an inability to appropriately control temperature throughout the school. - 4. <u>Other Issues</u> - Parking Lot and Surrounding Area Lighting needs to be enhanced; radiators are not covered and present safety issues particularly in the gym; clocks denoting inaccurate time; painting requires refresh in the auditorium; door security access needs to be addressed. Electrical Upgrades also required – fuses blow in many areas both outlets of plugs are used. - 5. <u>Long Term Facilities Plan</u> – with the transition of the building from the Loretto Sisters to the TCDSB over the next two years, long term plan to be drafted by the TCDSB, in consideration of parent and student views and the building's historical significance, concerning the refurbishment of existing school space and transformation of living space. Existing school building built to house 500 students and currently houses 950+ students. - 6. <u>FOL/TCDSB Initiatives Completed to Date</u> – gym and auditorium floors refurbished; 450+ lockers replaced on the basement (1st fl.) level; outer doors replaced and finished to historical likeness; slate roof replaced; windows replaced. 	
Parent/Teacher Questions/Concerns	<p>The common themes/questions/comments raised by both parents and teachers comprise the following:</p> <ul style="list-style-type: none"> - Why are we not addressing the underlying water infiltration issues? - With water infiltration/damage over several months, and an inability to see mould growth, how can we ensure that mould is not present? Are visual inspection and air testing sufficient to address? - Potential mould issue on the 3rd fl. to be investigated. - Why has there been relative inaction to address water penetration issues to date? - What is the protocol to reopen the Music Room (110)? - When were initial air quality tests undertaken and what is their frequency? The heating/radiator system operation could potentially diffuse/mask the air quality problem, depending upon when tests are undertaken. - Shouldn't every room undergo air quality testing? 	<p>Potential mould issue on 3rd fl. to be addressed by TCDSB</p>

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	<ul style="list-style-type: none"> - What is the timeframe for remediation? - All organic material should be removed from the displaced classroom in order to alleviate all mould issues. The use of dehumidifiers may exacerbate a mould issue. - What is the action plan to address leaky radiator issues and resultant damaged ceiling tiles? - We need to address the cooling station issue? - Displacement of the various classrooms and storage rooms has proven very disruptive to the Arts students and faculty and potential costs to be incurred to replace the music library and instruments is significant. - The board needs to develop a comprehensive plan regarding the water penetration and humidity problem. This requires fixing water penetration and installing a heating/air conditioning/air ventilation system. Fixing the envelope (water penetration) will not lower humidity levels at Loretto during the spring and fall (before radiations are turned on). Once the outdoor ambient humidity levels and heat enter the building during the spring, it does not drop until the winter heating season and the radiators burn up all excess humidity. With high humidity levels, mould will continue to grow despite repairing the building perimeter. Therefore a comprehensive approach to remediating water infiltration issues and humidity levels is required. 	
<p>TCDSB Facilities Response – Maia Puccetti, Superintendent, Facilities Services</p>	<ul style="list-style-type: none"> - Money already allocated/budgeted to address facilities' issues to ensure growth, development and good building condition; Board committed to addressing infrastructure work required; due to the building's historical designation – work requires studies to be undertaken. <p><u>Water penetration issues:</u></p> <ul style="list-style-type: none"> - 2014/16 budget approved to deal with water infiltration issues; budget considered significant to cover even worse case scenario. - EXP Engineering firm hired in June 2014 to conduct study regarding water penetration issues; examining the topography and considering waterproofing at the foundation, age of the down spouts, storm drains under the building; difficulty is absence of good records of underground water storm drainage leading to the ravine. Awaiting final engineering study scheduled for Jan/Feb '14 to be presented and shared with the LA Community. Plan for remediation is Spring/Summer 2014 In the interim, contractor hired to excavate and repair damaged drain; awaiting locate/permit from the City in order to proceed- expected remediation is prior to Christmas Break. Other major work to be undertaken comprises redirecting the downspouts and waterproofing the building perimeter. - Remediation already completed to the tiled flooring in the Music Room. - <p><u>Long Term Plan:</u></p> <ul style="list-style-type: none"> - Board is launching a feasibility study to assess the long term plan for the building under TCDSB ownership; RFQ to be launched commencing January 2015, ensuring consultants have experience with historically designated buildings; consideration to be given to addition at the back of the school and use of the present living quarters. <p><u>Heating/Cooling/Ventilation & Electrical:</u></p> <ul style="list-style-type: none"> - Heating and Electrical study under way; need to upgrade the heating in the entire building; asbestos pipe wrap needs to be addressed. Lighting and cooling stations to be addressed as part of the study. - Heating and Electrical Study to be finalized and presented to LA Community 	<p>EXP Engineering Study to be finalized and presented to the LA Community in Jan. '15</p> <p>Heating/Cooling, Ventilation and Electrical Study to be finalized and presented to the LA Community in Jan. '15</p> <p>Survey of all radiators to be completed by Nov. 20th.</p> <p>FOL to organize</p>

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	<p>in Jan.'15.</p> <ul style="list-style-type: none"> - Survey of all the radiators to be completed by November 20th to address leaks. <p><u>Junior Cafeteria</u></p> <ul style="list-style-type: none"> - Maria Rizzo suggested a FOL delegation r to the TCDSB to request funds to be allocated to refurbish the cafeteria. 	delegation concerning request for Jr. Cafeteria refurbishing
Corrado Maltese, Senior Manager, Occupational Health & Safety	<ul style="list-style-type: none"> - In response to water penetration issues, the TCDSB hired 3 environmental consultants, Pinchin Environmental, Stantec Environmental and Decommissioning Consulting Services (DCS) to identify and remove mould. - 2' in height of drywall removed in computer lab, junior cafeteria and gym equipment room; water in hatch in the floor leading to a sub pit in the Music Room addressed. - Air quality tests performed and visual inspection conducted to monitor for mould growth in April 2014 and monthly thereafter. Air tests and visual inspection best way to determine the presence of mould. Air quality test conducted in Sept. resulted in continuing high level of mould. - Air quality now adequate to reopen Music Room. Dehumidifiers are currently available for installation and use. - Testing should continue until underlying water penetration issues are resolved; TCDSB to draft plan for testing; will look to test other areas of the school in consultation with the Teacher's Union. - Copy of environmental reports to be provided and posted. 	Enviromental Reports to be provided and posted on the School's website
Morris lafrate, Senior Co-ordinator, Renewal	<ul style="list-style-type: none"> - Auditorium painting has been approved, however lead paint needs to be removed (abatement) prior to painting; can do so over the March break with painting in the Summer '15. - Water infiltration issue remediation is the top priority; 2 prong approach to dealing with issue; mitigate the amount of water currently and find where the underlying issue is to lead to a longer term solution. - Steam is no longer the method of heating; controls need to be updated which is a longer term project. 	Lead Paint abatement – March break; auditorium painting – Summer '15
Tahir Jaffer, Facilities Manager, North York	<ul style="list-style-type: none"> - Work orders in place to resolve 2 leaking radiators. - Steam traps to be replaced. - Resolution within 2-3 days; all radiators to be inspected. 	
Anita Bartolini, Principal	<ul style="list-style-type: none"> - As a result of Music Room closure, relocation and rescheduling undertaken to accommodate Music classes and programs. - Teacher's Health & Safety concerns presented have all been forwarded to the TCDSB to address. - School security access to be addressed; all school doors are locked during the day with the exception of the front door which poses a security threat because of the location of the staircases just inside the doorway; we had asked to be a participant in a pilot project in Dec. 2013, however Don Bosco and St. Gabriel's chosen as test cases. TCDSB agreed that Loretto should be next candidate but would not likely occur until Fall of '15. - Agreed that further more effective communication to the LA community to be undertaken regarding facilities' issues; School Connects messaging (telephone and e-mail) and Board Communications through the students will continue. 	Corrado Maltese/Maia Puccetti /Anita Bartolini to address Teacher Health & Safety concerns
Adjournment		

Meeting adjourned: 9:30 p.m.

Next meeting:TBD

Submitted by: Lynn Lancefield (CSAC Vice-Chair)