February 18, 2026

Dear Baltimore School for the Arts Community #415,

Thank you for your continued patience and partnership as we have worked to remediate and restore areas of the Baltimore School for the Arts (BSA) campus.

I am writing to share the results of the air quality testing conducted by SMS Environmental Inspections and Testing throughout the remediation process. We have received environmental clearance confirming that the building is safe for occupancy, and in-person learning will resume tomorrow, February 19th.

As previously communicated, air quality testing was conducted at three separate stages during the remediation and construction process to ensure the facility met environmental safety standards prior to reoccupation. This letter provides a summary of the findings from each stage of testing, along with next steps for our school community.

Air Quality Test #1 Findings (February 9, 2026)

The first round of testing was conducted during active demolition, while impacted materials were being removed. During this phase, air samples were collected while building materials were exposed and thereby disturbing mold spores. Testing under these conditions helps establish baseline data and guide remediation efforts. Results from this stage are not representative of typical occupied conditions, as work activities can temporarily elevate airborne particles.

During this phase of testing, some elevated mold spore levels were identified. Follow-up swab and surface sampling were conducted at the base of walls and other targeted areas. Results from this round of testing revealed four different types of mold presence in elevated levels, including: stachybotrys, aspergillus/penicillium, chaetomium, and memnoniella. Based on the investigation, we do not believe these elevated levels were present when the building was occupied, as the mold was contained within wall cavities and behind wall base materials.

The attached report provides additional detail on the locations where elevated spore levels were identified, as well as the specific type of mold found at each location.

Air Quality Test #2 Findings (February 13, 2026)

A second inspection and round of testing were conducted at the Baltimore School for the Arts (BSA) on Friday, February 13, 2026. During this visit, additional air quality samples and surface swab tests were taken in select areas, including spaces adjacent to those identified in the initial assessment. At the request of school administration, several additional areas of concern were also evaluated.

Results from these additional areas were within normal environmental ranges and did not indicate elevated levels beyond typical background conditions.

Air Quality Test #3 Findings (February 17, 2026)

The third and final round of air quality testing was conducted on February 17, 2026, upon completion of remediation activities. Results from this testing indicate that all sampled areas are within normal environmental ranges and meet industry standards for reoccupation. Any previously identified mold growth, including stachybotrys, has been fully removed as part of the remediation process. This test provided environmental clearance for safe occupancy.

The clearance testing covered 16 indoor locations extending beyond the areas originally identified in the February 9 assessment. During the staff meeting on Tuesday, staff members identified additional spaces where they had previously observed mold or where flooding had occurred outside of the areas impacted by the sprinkler event. In response, those spaces were added to the clearance testing scope. All 16 locations passed clearance.

A comprehensive building inspection was conducted by the Environmental Indoor Environmental Quality (IEQ) team on February 18 to assess for the presence of mold growth, identify any conditions that could contribute to mold development, and determine whether additional indoor air quality testing related to mold was necessary.

Based on the walkthrough and evaluation, no additional areas were identified as requiring further air quality or surface swab testing. A summary of this assessment is included in the enclosed packet.

Additional Work Completed During Remediation

- Removal of all wet and impacted building materials
- Cleaning and sanitizing of affected areas
- Antimicrobial treatment as a precautionary measure
- Restoration of walls, ceilings, and impacted finishes

What You May See in the Coming Weeks

- Newly installed ceiling tiles or wall finishes
- Fresh paint in affected areas
- Replacement materials or fixtures
- Minor cosmetic work continuing in non-instructional areas

Next Steps

In summary, based on the environmental clearance and air quality results confirming normal conditions in the impacted areas, in-person learning at the Baltimore School for the Arts will resume tomorrow, February 19, 2026.

Enclosed with this communication are the full air quality testing reports, along with the presentation previously shared with staff and our school community.

Please know that every decision throughout this process has been guided by our commitment to ensuring a safe, healthy, and welcoming environment for all students and staff. Thank you again for your continued patience and partnership.

Warm regards,

Dr. Lynette Washington
Chief Operating Officer,
Baltimore City Public Schools

Baltimore School for the Arts

IAQ Visual Assessment Report

Facility: School of Arts
Date of Assessment: February 18
Assessment Type: Visual Inspection
Inspector: Michael McKelvey, Supervisor IEQ
Related Testing: Air sampling previously conducted – results pending

1. Scope of Inspection

A comprehensive top-down visual assessment was conducted to identify:

- Evidence of microbial growth
- Signs of water intrusion or moisture damage

2. Floor-by-Floor Observations

7th Floor

- No visible microbial growth observed.
- No active water intrusion indicators noted.

6th Floor

- No visible microbial growth observed.
- No ceiling staining or material deterioration observed.

5th Floor

- Black surface marking observed behind stairwell door; visual characteristics consistent with graphite transfer or door hardware abrasion (non-microbial in appearance).
- One restroom out of service (cause not confirmed during walkthrough).

4th Floor

- No visible microbial growth observed.
- Multiple rooms recorded ambient temperatures exceeding 80°F.

3rd Floor – Library

- Ceiling tiles exhibit staining and historical wetting.
- No visible fungal colonization observed at time of inspection.

2nd Floor

- Multiple stained ceiling tiles observed (Rooms 202, 206, 218, 221) - work order for removal
- Room 218: Broken ceiling tile noted.
- Room 201: Open ceiling conditions observed (access panel or missing tiles).
- Auditorium: Noticeable accumulation of dust and debris.

Kitchen Area

- Wall surface damage observed; source undetermined.
- Light fixture non-operational in same vicinity.

Ground Floor

- Remediation in progress.
- Work appears primarily focused on cove base removal and replacement.

3. Environmental Observations

- No visible active microbial amplification identified during walkthrough.
- Multiple indicators of historical water intrusion observed (ceiling tile staining).
- No visible Stachybotrys-like growth observed.

5. Summary Assessment

- No active visible microbial growth observed at time of inspection.
- Some areas exhibit evidence of historical water intrusion for future review.
- Thermal temperature imbalance observed on 4th Floor.
- Ongoing remediation efforts noted on Ground Floor.