



# Public Facilities Environmental Safety Act Community Meeting

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# DGS Environmental Safety Community Meeting Agenda

1. Who we are: Introduction to DGS

2. Why we're meeting: The Public Facilities Environmental Safety Amendment Act of 2020

- Legislation overview
- Environmental risks tested
- Risk testing summary by location

3. Details of recent actionable results and remediation

4. Webpage and environmental testing database overview

5. Q&A



# Who we are: By the numbers

## Facilities Management

**26,424**

Completed Work Orders



## Sustainability + Energy

**61** Total solar sites installed



## Capital Construction

**331** Active Projects



## Portfolio Management

Manages approximately:

**688 Buildings**



**42 Million Square Feet**

of District-owned and leased property

## Protective Services

**63** Special Police Officers

**550** Contracted Security Officers



## Contracts + Procurement

**361** Procurement actions awarded to SBE Vendors



# DGS Community Engagement



**Delano Hunter**  
Acting Director, DGS



**John Stokes**  
Associate Director of  
External Affairs



**Mike McLaughlin**  
Community Liaison:  
Environmental Safety



**Wayne Gore**  
Community Outreach  
Coordinator



# Overview: Public Facilities Environmental Safety Amendment Act of 2020

## What the law does

It amends two existing laws:

1. The Healthy Public Buildings Assessment Act of 2016
2. The Safe Fields and Playgrounds Act of 2018

It establishes new requirements for:

- ✓ Testing frequency
- ✓ Testing scope
- ✓ ANC outreach
- ✓ Community engagement
- ✓ Record sharing

## Updated requirements for buildings

- ✓ Adds five environmental risks to be tested: groundwater quality, dust, gas and diesel emissions, polychlorinated biphenyls, and volatile organic compounds for a total of 17 (see next slide)
- ✓ Mandates an ongoing, 10-year cycle for building tests. Each building owned and/or maintained by DGS will be tested no less than every 10 years

The full legislation is available here: <https://code.dccouncil.gov/us/dc/council/laws/23-233>



### **Buildings are tested for 17 environmental risks:**

1. Asbestos
2. Carbon monoxide (CO)
3. Dust
4. Gas and diesel emissions (G&DE)
5. Groundwater quality
6. Indoor air quality (IAQ)
7. Lead-based paint (LBP)
8. Lead in drinking water (LiDW)
9. Mold or Mildew
10. Outdoor air quality (OAQ)
11. Pests
12. Polychlorinated biphenyls (PCBs)
13. Radon
14. Toxic chemicals and hazardous waste (TC&HW)
15. Use of pesticides
16. Ventilation and temperature control
17. Volatile organic compounds (VOCs)



# Public buildings with actionable results

#	Name	Address	Date test results received	Risk(s) found	Remediation status	Work order number
1	H.D. Cooke Elementary School	2525 17th St. NW	May 10	Lead-based paint	Work order issued- ECD: 6/10	742429
				Pests	Completed May 15	N/A
2	Jefferson Middle School	801 7th St. SW	May 17	Dust	Work order issued- ECD: 6/15	743579
				Pests	Work order issued- ECD 6/9	743575
3	Drew Elementary School	5600 Eads St. NE	May 19	Dust	Completed June 7	744240
				Pests	Work order issued- ECD 6/7	744235
4	Engine 22 – Fire Station	6825 Georgia Ave. NW	May 24	Dust	Work order issued- ECD 6/13	744470
				Pests	Completed June 5	744469
5	MPD Storage Warehouse – Industrial site	1900 Massachusetts Ave. SE	May 24	Dust	Completed June 7	744458
				Mold & mildew	Work order issued- ECD 6/26	744481
				Lead-based paint	Work order issued- ECD 6/9	744466
				Asbestos	Work order issued- ECD 6/9	744480
6	DC General Hospital Bldg 7/Steam Plant – Industrial site	1900 Massachusetts Ave. SE	May 26	Dust	Work order issued- ECD 6/29	744704
				Lead-based paint	Work order issued- ECD 6/14	744705
				Asbestos	Work order issued- ECD 6/12	744703
7	DPW Vehicle Maintenance Facility 2 – Auto shop	1833 West Virginia Ave. NE	June 1	Dust	Work order issued- ECD 6/30	744916
				Lead-based paint	Work order issued- ECD 6/12	744926
				Formaldehyde	Completed June 7	744908

*Note: Remediation of the issues listed is not expected to impact regular operations*



# H.D. Cooke Elementary School – Ward 1



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Deteriorating lead-based paint	Exterior window lintels and entryways; interior crown molding in 2 <sup>nd</sup> floor hallway; 13.2-16.9%	<1mg/cm <sup>2</sup> or 0.5% by weight	Remove paint from the surface, HEPA vacuum, repaint, and wash all hard surfaces with disposable cloths
Pests	Rodent burrows at rear of site	None	Treated and closed burrows





# Jefferson Middle School – Ward 6



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Dust	Boiler room; 205.71 µg/m3	PM10: <50 µg/m3	Identify the source of the dust and clean or otherwise remediate the source
Pests	Rodent burrows along two sides of the site	None	Treat and close burrows

# Drew Elementary School – Ward 7



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Dust	Boiler room; 80.92 µg/m3	PM10: <50 µg/m3	Identify the source of the dust and clean or otherwise remediate the source
Pests	Evidence of pest activity inside the site	None	Deploy bait, catch, and release stations in affected areas



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Dust	Parking garage; 104.61 $\mu\text{g}/\text{m}^3$	PM10: <50 $\mu\text{g}/\text{m}^3$	Identify the source of the dust and clean or otherwise remediate the source
Pests	Evidence of pest activity inside the site	None	Deploy bait, catch, and release stations in affected areas



# MPD Storage Warehouse – Ward 7



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Dust	Loading bay; 104.61 µg/m3	PM10: <50 µg/m3	Identify the source of the dust and clean or otherwise remediate the source
Mold & mildew	Additional assessment needed to identify location	Interior < exterior	Identify the source of the mold/mildew and remediate as appropriate
Deteriorating lead-based paint	Exterior right side wing door, basement window lintels, basement door casing; 4.2-40%	<1mg/cm <sup>2</sup> or 0.5% by weight	Paint removal project design to be developed upon further investigation of deteriorating paint
Asbestos	Exterior right side wing door & window caulk, #6204 floor tile	<1% of material	Asbestos containing material removal project design to be developed

*Note: upper floors of this building are abandoned and not in use*

# DCGH Steam Plant – Ward 7



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Dust	Interior upper level; 281 µg/m3	PM10: <50 µg/m3	Identify the source of the dust and clean or otherwise remediate the source
Deteriorating lead-based paint	Exterior front of building, interior boiler #4, structural beams, windowsill; 3-30%	<1mg/cm <sup>2</sup> or 0.5% by weight	Paint removal project design to be developed upon further investigation of deteriorating paint
Asbestos	Interior and exterior right side window glazing	<1% of material	Asbestos containing material removal project design to be developed



# DPW Vehicle Maintenance Garage – Ward 5



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Dust	Compressor Room, Battery Room, First Floor Hall; 274-444 $\mu\text{g}/\text{m}^3$	PM10: <50 $\mu\text{g}/\text{m}^3$	Identify the source of the dust and clean or otherwise remediate the source
Deteriorating lead-based paint	Bay door frame; 12%	<1mg/cm <sup>2</sup> or 0.5% by weight	Paint removal project design to be developed upon further investigation of deteriorating paint
Formaldehyde	Shop #9; 23 $\mu\text{g}/\text{m}^3$	<20 $\mu\text{g}/\text{m}^3$	Additional assessment of air quality and sources to be used as an input to project design to address particulate matter



# Overview of the new environmental safety testing database

**Step 1:** Navigate to <https://dcdgs.my.site.com/BEA/>

**Step 2:** Register by entering your name, email address, and a password

**Step 3:** Review detailed information about each building inspection reviewed today

Above the list of inspections, you will find links to definitions of environmental risks, website acronyms, and testing results

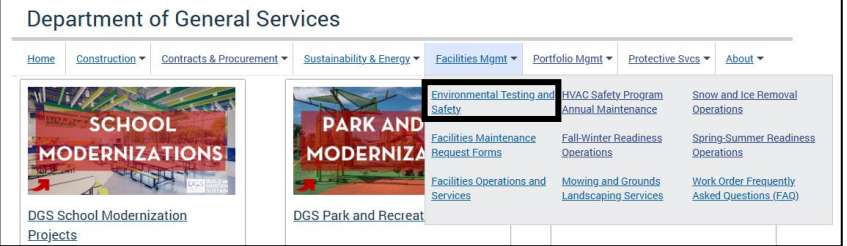
Building	Inspection ID	Playground	Date/Time Submitted to ...	Total Assessments	Total Satisfactory Assess...	Total required remediation
1. DCSM BUILDING NO. 7	INS-0000011		5/25/2023 6:59 PM	72	61	13
2. DPW VEHICLE MAINTENANCE FACILITY 2	INS-0000010		6/1/2023 3:23 PM	184	175	9
3. CREW ELEMENTARY SCHOOL	INS-0000012		5/19/2023 6:50 PM	295	294	1
4. Engine 22	INS-0000014		5/24/2023 6:53 PM	183	180	3
5. H.I. CODDIE ELEMENTARY SCHOOL	INS-0000015		5/10/2023 3:50 PM	302	308	3
6. JEFFERSON MIDDLE SCHOOL	INS-0000009		5/17/2023 7:11 PM	290	288	2
7. HMD STORAGE WAREHOUSE SITE BLDG #6	INS-0000005		5/24/2023 6:53 PM	150	143	7
<b>Total</b>				<b>1,238</b>	<b>1,203</b>	<b>43</b>







# Overview of the new environmental testing & safety landing page

We recently updated the environmental webpages on the DGS facilities page! Check out our new landing page here: <https://dgs.dc.gov/page/environmental-testing-and-safety>

- Step 1: [dgs.dc.gov](https://dgs.dc.gov)
- Step 2: Click “Facilities Mgmt”
- Step 3: Click “Environmental Testing and Safety”



			
<p><b>Public Facilities Environmental Safety Amendment Act of 2020:</b> This legislation expands the frequency and scope of testing for environmental risks across the DGS portfolio, including public buildings and recreation spaces with synthetic surfaces. Actionable results are available here.</p>	<p><b>Recreation Surface Hardness Testing:</b> Starting in 2019, DGS began using new protocols for annual GMAX surface hardness testing at the District’s synthetic fields. The testing results are available here.</p>	<p><b>Recreation Space Warranties and Certificates of Compliance:</b> When a new or replaced synthetic field is installed in the District, the associated warranty and certificate of compliance with surface hardness standards is published here.</p>	<p><b>Water Sample Results DPR and DCPS:</b> Water from each water fountain in each school building and recreation center is tested annually. The testing results are available here.</p>

### Highlights include:

- ✓ Public Facilities Environmental Safety Amendment Act of 2020 summary, with link to new publicly available database of published test results
- ✓ Recreation Surface Hardness Testing, formerly called the “Interagency Working Group on Artificial Turf and Playgrounds”
- ✓ Water sample results for DPR
- ✓ Water sample results for DCPS
- ✓ New subpage called “Recreation Space Warranties and Certificates of Compliance” for synthetic surfaces





# Q&A



Questions or comments?



Visit our website at [dgs.dc.gov](https://dgs.dc.gov)



Contact Mike McLaughlin at [environmental.dgs@dc.gov](mailto:environmental.dgs@dc.gov)