



Public Facilities Environmental Safety Act Community Meeting

Chellese Grove, DGS External Affairs

June 26, 2024



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





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>



What environmental risks does DGS test for?



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)



Work Orders: How does DGS work?

DGS
WORK-ORDER
LIFECYCLE
A STEP-BY-STEP
GUIDE

DGS BUILD
DEPARTMENT OF MAINTAIN
GENERAL SERVICES SUSTAIN

01 INTAKE
WE NEED A WORK ORDER
02 REVIEW
03 MAINTENANCE
04 QUALITY ASSURANCE

TO LEARN MORE,
VISIT US AT
[DGS.DC.GOV](https://dgs.dc.gov)

IN DC GOV

DGS BUILD
DEPARTMENT OF MAINTAIN
GENERAL SERVICES SUSTAIN

3:11 / 3:26

Public buildings with actionable results (1/2)



#	Name	Address	Risk(s) found	Remediation status	Work order number
1	Deal Middle School	3815 Fort Drive NW	Lead-based paint	Complete	783679
			Pest Intrusion	Issued and in process	783683
			Water Intrusion	Approved in Contract Services	783680
2	Edgewood Recreation Center	301 Franklin St NE	Pest Intrusion	Issued and in process; ECD 6/28	784784
3	Hearst Elementary School	3930 37 th St NW	Visible entry for pests	ECD 7/5	785611
			Pest intrusion	Issued and in process; ECD 7/5	785612
			Moisture	Issued and in process; ECD 7/31	785615
			Water intrusion	Issued and in process; ECD 7/30	785614

Public buildings with actionable results (2/2)



#	Name	Address	Risk(s) found	Remediation status	Work order number
4	Ida B. Wells	405 Sheridan St NW	Elevated levels of VOCs	Approved and with Janitorial Teams	785610
5	Moten Elementary School Playground	1565 Morris Road SE	Lead	Complete	N/A
6	Shirley Chisholm (Formerly Tyler) Elementary School	1001 G St SE	Visible Entry for potential Pest Intrusion	Approved; ECD 6/28	783688
			Water Intrusion	On Hold in Contract Services (6/20); ECD 7/20	783686

Deal Middle School – Ward 3



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Lead in Paint	Lower side of exterior entrance	None	Complete
Pest intrusion	Auditorium, cafeteria, and entrance of auxiliary building	None	Install bait, catch and release stations
Water Intrusion	2 rooms, cupola, and watch tower	Less than exterior	Identify and repair source of water intrusion

Edgewood Recreation Center – Ward 5



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Pest intrusion	Exterior of the building (near dumpsters)	None	Install bait, catch and release stations

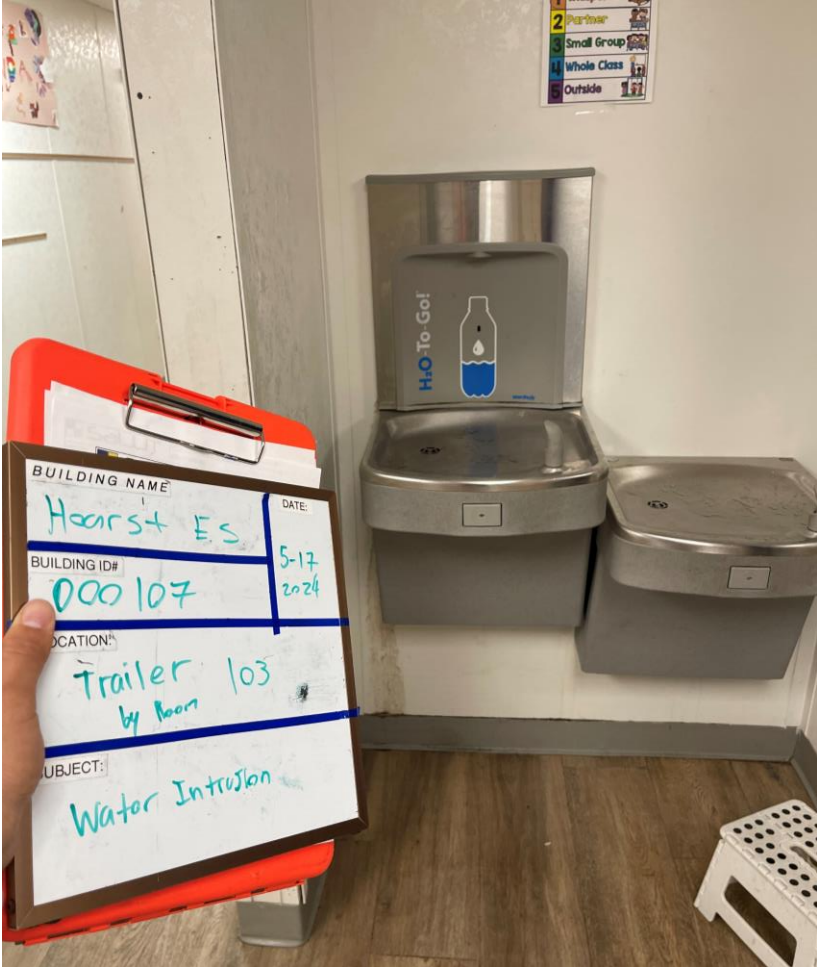


Hearst Elementary School – Ward 3



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Remediation and Next steps
Evidence of pest intrusion	Rooms within first floor	None	Install bait, catch and release stations
Visible entry of pest intrusion	Rear exterior entrance	None	Seal and repair openings in entryway
Moisture	Near water fountain in the trailer	Less than exterior	Identify and repair source of moisture intrusion
Water intrusion	Near water fountain and walls surrounding it	Less than exterior	Identify and repair source of water intrusion

Hearst Elementary School – Ward 3





Ida B. Wells Middle School – Ward 4



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Elevated levels of VOCs	Rooms on 3 rd Floor	<500 µg/m ³	Enhance ventilation with additional airflow

Moten Elementary School Playground – Ward 8



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Lead	Southeast corner of the synthetic turf for Playground B	None	Execute remediation from affected areas; complete

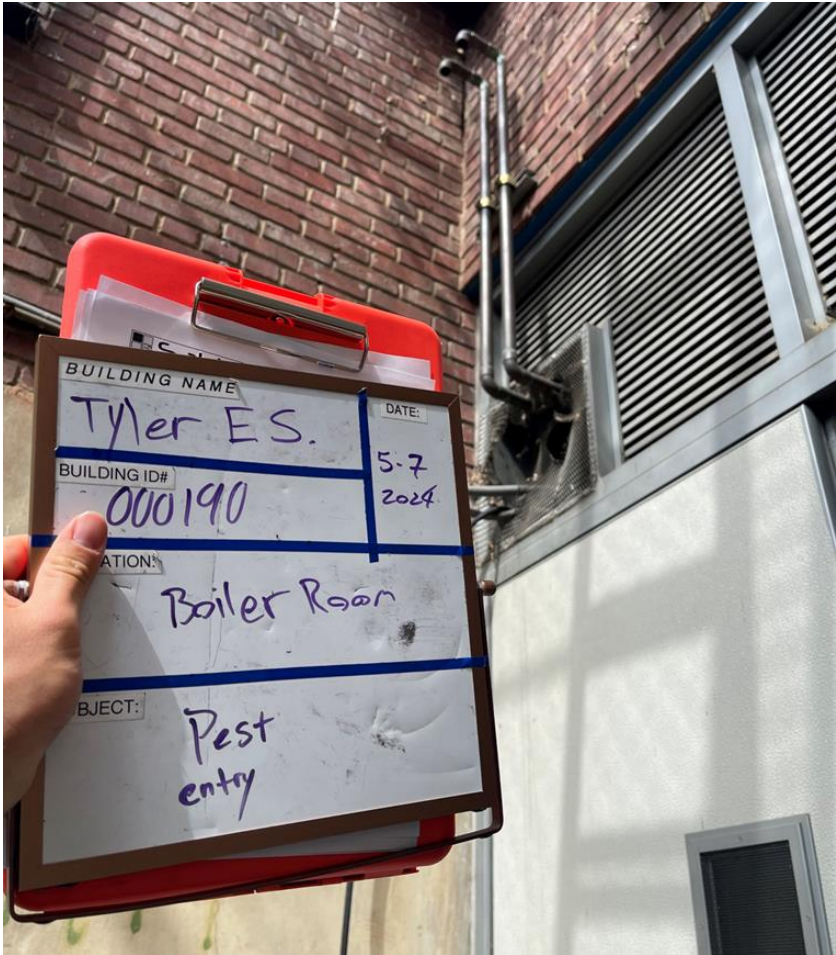


Shirley Chisholm Elementary School (Formerly Tyler) – Ward 6



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Visible entry for potential Pest intrusion	Exterior of boiler room	None	Seal boiler room; Approved with ECD 6/28
Water intrusion	Ceiling tiles within 1 st floor and ECE rooms	Less than exterior	Identify and repair source of water intrusion; On Hold in Contract Services; ECD 7/20

Shirley Chisholm Elementary School (Formerly Tyler) – Ward 6





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

District of Columbia Government
Public Facilities Environmental Safety Amendment Act of 2020
DC Department of General Services

Testing Process & Law | Definitions

Published Inspections (7)

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	6
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
Total				1,238	1,203	43

Ask a Question

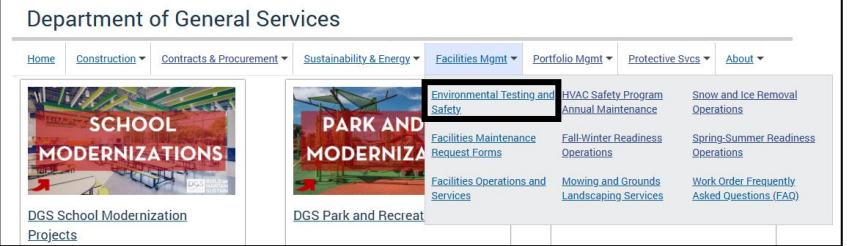
If this is your initial login, please give the database upto five minutes to provision your user account. You can refresh the screen to confirm data visibility.



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
- Step 2: Click “Facilities Mgmt”
- Step 3: Click “Environmental Testing and Safety”



<p>Public Facilities Environmental Safety Amendment Act of 2020: 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>Recreation Surface Hardness Testing: 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>Recreation Space Warranties and Certificates of Compliance: 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>Water Sample Results DPR and DCPS: Water from each water fountain in each school building and recreation center is tested annually. The testing results are available here.</p>

Highlights include:

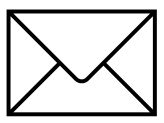
- ✓ Public Facilities Environmental Safety Amendment Act of 2020 summary, with link to new publicly available database of published test results
- ✓ Recreation Surface Hardness Testing, formerly called the “Interagency Working Group on Artificial Turf and Playgrounds”
- ✓ Water sample results for DPR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



Questions or comments?



Visit our website at dgs.dc.gov



Contact Chellese Grove at
environmental.dgs@dc.gov