



Public Facilities Environmental Safety Act Community Meeting

Mike McLaughlin, DGS External Affairs

July 12, 2023

DGS Environmental Safety Community Meeting Agenda



1. Who we are: Introduction to DGS



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)

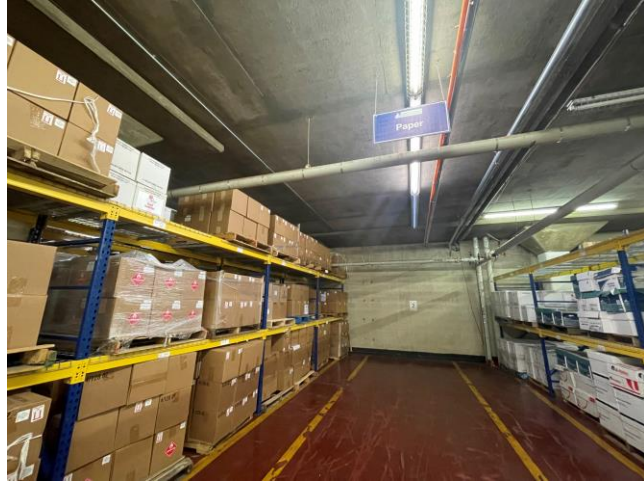


Public buildings with actionable results

#	Name	Address	Date test results received	Risk(s) found	Remediation status	Work order number
1	DCPS Warehouse	2000 Adams Pl. NE	June 6	Lead-based paint	Work order issued- ECD 7/18	748260
				Asbestos	Completed July 3	745420
				Toxic Chemicals and Hazardous Waste	Completed June 29	745425
2	OSSE Transportation Bus Lot	2 DC Village Ln. SW	June 1	Dust, carbon dioxide	Work order created 6/1- ECD TBD	745024
				Pests/Wasp Nest	Completed June 6	
3	Engine 15	2101 14 th St. SE	June 16	VOCs	Completed June 22	746465
4	Anacostia Recreation Center	1800 Anacostia Dr. SE	June 16	Mold & mildew	Completed June 28	746463
				Formaldehyde	Completed June 22	746464
5	Engine 3	439 New Jersey Ave. NW	June 23	Pests	Work order created 6/26- ECD TBD	746978
				Lead-based paint	Work order issued- ECD 7/12	746976
				Asbestos	Work order issued- ECD 7/14	746979
6	FEMS Ready Reserve/Facilities and Decon	2215-2219 Adams Pl. NE	June 23	Pests	Work order issued- ECD 7/7	746972
				Formaldehyde	Work order issued- ECD 7/12	746974
				Asbestos	Work order issued- ECD 7/13	746970

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

DCPS Warehouse – Ward 5



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Deteriorating lead-based paint	Door casings and window grates; .12-12%	<1mg/cm ² or 0.5% by weight	Approve remediation design, then remove paint from the surface, HEPA vacuum, repaint, and wash all hard surfaces with disposable cloths
Asbestos	C-Side exit door, second floor staging area; 2-5%	<1% of material	Asbestos-containing material removed
Toxic Chemicals and Hazardous Waste	Second floor storage	None	Install fire suppression and spill kits because of presence of potentially combustible material



OSSE Transportation Bus Lot – Ward 8



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Dust	Entrance lobby; 130 µg/m3	< 50 µg/m3	HVAC system repair including filter replacement to improve ventilation
Pests/Wasp Nest	B-side exterior	None	Nest removed
Elevated carbon dioxide level	Main office, kitchen; 1421-1723 ppm	< Outside concentration plus 700 ppm	HVAC system repair including filter replacement to improve ventilation

Engine 15 – Ward 8



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Volatile Organic Compounds	Watch office; 1335 µg/m ³	< 500 µg/m ³	Source identified as Auto RAE 2 PID calibration system. Repair complete



Anacostia Recreation Center – Ward 8



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Mold & mildew	Manager’s office ceiling tile	Interior < exterior	Ceiling tile replaced
Formaldehyde	East office; 24 µg/m3	< 20 µg/m3	Operational practices, including storage of plastics, addressed



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Pests	Rodent burrows along the outside of the building	None	Treat and close burrows
Deteriorating lead-based paint	First floor D side door casing, outdoor pole along the air conditioning compressors; 9.5%-25%	<1mg/cm ² or 0.5% by weight	Execute remediation design by removing paint from the surface, HEPA vacuuming, and repainting
Asbestos	Second floor laundry room wall plaster, exterior door caulking; 2-5%	<1%	Remove asbestos-containing material



FEMS Ready Reserve Central and FEMS Facilities & Decon– Ward 5



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Pests	Rodent burrows along the outside of the building	None	Treat and close burrows
Formaldehyde	Main garage; 34 µg/m3	< 20 µg/m3	Install air scrubber(s)
Asbestos	Interior window caulking; 2%	<1% of material	Remove asbestos-containing material



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

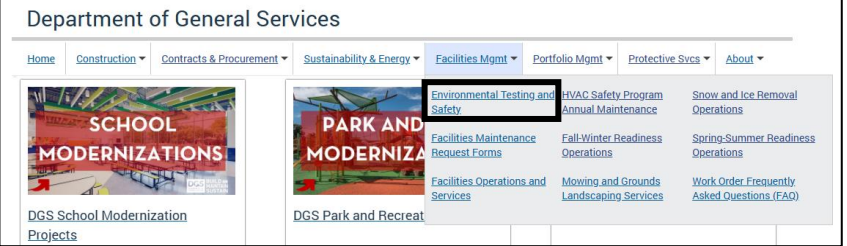
If this is your initial login, please give the database upto five minutes to provision your user account. You can refresh the screen to confirm data visibility.







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



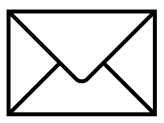
Q&A



Questions or comments?



Visit our website at dgs.dc.gov



Contact Mike McLaughlin at environmental.dgs@dc.gov