



# Public Facilities Environmental Safety Act Community Meeting

Mike McLaughlin, DGS External Affairs

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# 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 (1 of 2)

#	Name	Address	Date test results received	Risk(s) found	Remediation status	Work order number
1	3 <sup>rd</sup> District (MPD)	1620 V St. NW	July 14	Mold & mildew	Completed 8/14	749109
				Pests	Completed 8/3	749105, 749108
				Dust	Completed 7/23	749110
2	4 <sup>th</sup> District (MPD)	6001 Georgia Ave. NW	June 23	Asbestos	Work order issued- ECD 9/8	751388
				Dust	Completed 7/28	746892
				Mold & mildew	Completed 8/12	746981
3	7 <sup>th</sup> District (MPD)	2455 Alabama Ave. SE	July 14	Mold & mildew	Completed 8/8	749098
				Dust	Completed 7/23	749101
				Groundwater	Work order issued- ECD 8/18	749102
4	Eastern High School	1700 East Capitol St. NE	July 19	Dust	Completed 8/8	749841, 749840
5	Hamilton Recreation Center	1340 Hamilton St. NW	July 14	Lead-based paint	Investigation complete 7/24; ECD TBD	749097
6	Hardy Middle School	1819 35 <sup>th</sup> St. NW	August 3	Dust	Work order issued- ECD 8/24	751092
				Mold & mildew	Completed 8/7	751090
				Pests	Work order issued- ECD 8/18	751091
7	LaSalle-Backus Education Campus	501 Riggs Rd. NE	July 17	Mold & mildew	Work order issued - ECD 9/4	749113
				Dust	Completed 7/24	749115
8	Palisades Recreation Center	5200 Sherier Pl. NW	July 21	Lead-based paint	Investigation complete 7/31; ECD 8/25	749860
				Mold & mildew	Work order issued- ECD 8/21	749850
				Pests	Completed 8/9	749862



# Public buildings with actionable results (2 of 2)

#	Name	Address	Date test results received	Risk(s) found	Remediation status	Work order number
9	Roosevelt High School at the Garnet-Patterson Swing Space	2001 10 <sup>th</sup> St. NW	August 8	Mold & mildew	Work order issued- ECD 8/21	751658
				Dust	Work order issued- ECD 8/28	751657
10	Trinidad Recreation Center	1310 Childress St. NE	July 21	Pests	Completed 8/9	749842
				Dust	Work order issued- ECD 8/25	749844
11	TSA Sign Shop (DDOT)	1338 G St. SE	July 28	Asbestos	Work order issued- ECD 8/22	750475
				VOCs	Work order issued- ECD 8/21	750473
				Lead-based paint	Assessment complete- ECD TBD	TBD
				Toxic chemicals	Completed 8/9	750469
				Pests	Work order issued- ECD 8/14	750471
				Mold & mildew	Work order issued- ECD 9/5	750472
12	Turkey Thicket Aquatic Center	1100 Michigan Ave. NE	July 28	Pests	Completed 8/16	750465
				Mold & mildew	Work order issued- ECD 9/4	750466



# 3<sup>rd</sup> District (MPD) – Ward 1



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Mold & mildew	Men’s and women’s locker rooms and bathrooms; first floor lobby; boiler room pipes	Interior < exterior	Repaired leaks and replaced ceiling tiles
Pests	Burrows along the exterior of the building	None	Treated and closed burrows; installed bait, catch and release stations
Dust	Boiler room; 108 µg/m3	< 50 µg/m3	Determined dust source and cleaned as appropriate



# 4<sup>th</sup> District (MPD) – Ward 4



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Dust	Boiler room; 216 µg/m <sup>3</sup>	< 50 µg/m <sup>3</sup>	Cleaned to address excess particulate matter
Asbestos	Basement floor tile; 2 <sup>nd</sup> floor hallway tile; 5%	<1% of material	Remove asbestos-containing material
Mold & mildew	Women’s bathroom; stairwell; basement vents	Interior < exterior	Replaced ceiling tiles and drywall; disinfected basement vents; seal roof



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Mold & mildew	Mechanical hallway ceiling tile and vents	Interior < exterior	Ceiling tile replaced and vents cleaned
Groundwater	Leaking backup generator	None	Repair or remove source leaking generator and treat any groundwater contamination
Dust	Boiler room; 105 µg/m3	< 50 µg/m3	Clean to address excess particulate matter

# Eastern High School – Ward 7



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Dust	Band room; 70 $\mu\text{g}/\text{m}^3$ ; Boiler room 139 $\mu\text{g}/\text{m}^3$	< 50 $\mu\text{g}/\text{m}^3$	Determined dust source and cleaned as appropriate



# Hamilton Recreation Center – Ward 4



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Deteriorating lead-based paint	Exterior soffit/facia board; 1.3%	<1mg/cm <sup>2</sup> or 0.5% by weight	Execute remediation design by removing paint from the surface, HEPA vacuuming, and repainting

# Hardy Middle School – Ward 3



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Mold & mildew	Boiler room	Interior < exterior	Ceiling tiles replaced
Pests	Rodent burrows along the outside of the building	None	Treat and close burrows; rebait bait boxes
Dust	Boiler room; 75 µg/m3	< 50 µg/m3	Determine dust source and clean as appropriate

# LaSalle-Backus Education Campus – Ward 4



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Mold & mildew	Theater room (only moisture currently)	Interior < exterior	Reseal northwest side of roof
Dust	Boiler room; 48 µg/m3	< 35 µg/m3	Determine dust source and clean as appropriate

# Palisades Recreation Center – Ward 3



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Mold & mildew	Basement; lobby window	Interior < exterior	Replace missing roof shingles; treat identified basement mold
Deteriorating lead-based paint	Basement janitor closet; basement storage room; 1.04-4.92%	<1mg/cm <sup>2</sup> or 0.5% by weight	Execute remediation design by removing paint from the surface, HEPA vacuuming, and repainting
Pests	Basement	None	Treat basement and close points of entry



# Roosevelt STAY High School at Garnet-Patterson – Ward 1



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Mold & mildew	Main office ceiling; stairwell behind auditorium	Interior < exterior	Replace ceiling tiles
Dust	Boiler room; 50 µg/m3	< 50 µg/m3	Determine dust source and clean as appropriate



# Trinidad Recreation Center – Ward 5



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Pests	Outside near garbage receptacles	None	Treat and close burrows
Dust	Boiler room; 122 µg/m <sup>3</sup>	< 50 µg/m <sup>3</sup>	Determine dust source and remediate as appropriate



# TSA Sign Shop (DDOT) – Ward 6



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Asbestos	Metal window glazing; 2%	<1% of material	Complete an assessment, develop a remediation project design and execute
VOCs/Ventilation	Print shop; 5000	<500 µg/m3	Repair exhaust fans
Deteriorating lead-based paint	Boiler room support column; 18%	<1mg/cm <sup>2</sup> or 0.5% by weight	Design a remediation project and execute
Toxic Chemicals and Hazardous Waste	Print shop	None	Properly store or dispose of material
Pests	Building exterior and storage space	None	Treat and close rodent burrows
Mold & mildew	Second floor hallway	Interior < exterior	Replace ceiling tiles



# Turkey Thicket Aquatic Center – Ward 5



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Mold & mildew	Table tennis room; gym; lobby	Interior < exterior	Address sources of moisture and repair
Pests	Kitchen	None	Treat and close exterior burrows; treat interior as appropriate



# 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. DCDM 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
<b>Total</b>				<b>1,238</b>	<b>1,203</b>	<b>43</b>

Ask a Question

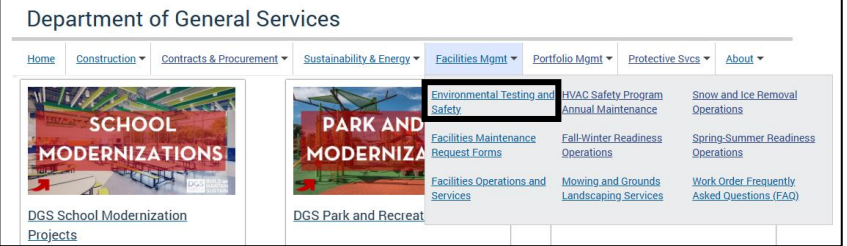
If this is your initial login, please give the database upto five minutes to provision your user account. You can refresh the screen to confirm data visibility.







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



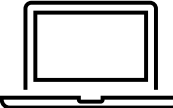
			
<p><b>Public Facilities Environmental Safety Amendment Act of 2020:</b> This legislation expands the frequency and scope of testing for environmental risks across the DGS portfolio, including public buildings and recreation spaces with synthetic surfaces. Actionable results are available here.</p>	<p><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:

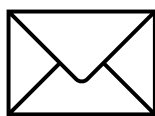
- ✓ Public Facilities Environmental Safety Amendment Act of 2020 summary, with link to new publicly available database of published test results
- ✓ Recreation Surface Hardness Testing, formerly called the “Interagency Working Group on Artificial Turf and Playgrounds”
- ✓ Water sample results for DPR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



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)