



Public Facilities Environmental Safety Act Community Meeting

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September 6, 2023



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	Truesdell Education Campus	800 Ingraham St. NW	August 11	Lead-based paint	TBD	752313
				VOCs	Completed 8/17	752315
2	Kimball Elementary School	3375 Minnesota Ave. SE	August 11	Dust	Completed 8/17	752323
				Mold & mildew	Completed 8/17	752320
3	Patterson Elementary School	4399 South Capitol Terr. SW	August 17	Mold & mildew	Completed 8/23	753293
				VOCs	Work order issued- ECD 9/8	753291
4	Lincoln Capper Children's Pool	555 L St. SE	August 17	Dust	Work order issued- ECD 9/13	753290
				Pests	Completed 9/5	753287
5	3205 36 th Group Home	2305 36 th St. SE	August 25	Lead-based paint	Work order issued- ECD 9/22	754239
				Asbestos	Work order issued- ECD 9/12	754238
6	Watkins Elementary School	420 12 th St. SE	August 25	Carbon Dioxide	Work order issued- ECD 9/13	754229
				Mold & mildew	Work order issued- ECD 9/13	751090
7	McKinley Middle School	151 T St. NE	August 30	Lead-based paint	Work order issued- ECD 9/8	754602
				Particulate matter (Dust)	Work order issued- ECD 9/11	754603

Public buildings tested with no actionable results



#	Name	Address	Date test results received
1	Coolidge High School	6315 5 th St. NW	August 11
2	Deanwood Recreation Center	1350 49 th St. NE	August 17



Truesdell Education Campus – Ward 4



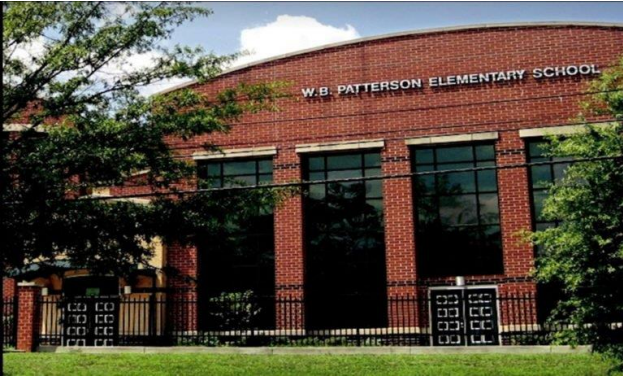
Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Deteriorating lead-based paint	Rear exterior handrails; 1.6%	< 1mg/cm ² or 0.5% by weight	Execute remediation design by removing paint from the surface, HEPA vacuuming, and repainting
VOCs/Ventilation	Boiler room; 41 µg/m ³	< 35 µg/m ³	Clean to address excess particulate matter

Kimball Elementary School – Ward 7



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Dust	Boiler room; 47 µg/m3	< 35 µg/m3	Cleaned to address excess particulate matter
Mold & mildew	Hallway adjacent to courtyard	Interior < exterior	Identify and repair the source of water infiltration

Patterson Elementary School – Ward 8



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Mold & mildew	Mechanical hallway ceiling tile and vents	Interior < exterior	Ceiling tiles replaced
VOCs	Kitchen; 715 µg/m3	< 500 µg/m3	Install air scrubbers



Lincoln Capper Children's Pool – Ward 6



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Dust	Main floor; 100 µg/m ³	< 12 µg/m ³	Determine dust source and clean as appropriate
Pests	Burrows along the outside of the building	None	Treat and close burrows; rebait bait boxes



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Deteriorating lead-based paint	Exterior soffits, window casings, and rake boards; 4.2-17%	<1mg/cm ² or 0.5% by weight	Execute remediation design by removing paint from the surface, HEPA vacuuming, and repainting
Asbestos	Exterior window caulking; 5%	<1% of material	Execute remediation project to remove asbestos-containing material



Watkins Elementary School – Ward 6



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Carbon Dioxide	Boiler room; 1270	<Outside + 700 ppm	Install air scrubbers to improve ventilation
Mold and mildew	Cafeteria and common room ceiling tiles	Interior < exterior	Replace ceiling tiles

McKinley Middle School – Ward 5



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Deteriorating lead-based paint	Lobby walls and molding; boiler room walls; 1.9%	<1mg/cm ² or 0.5% by weight	Execute remediation design by removing paint from the surface, HEPA vacuuming, and repainting
Particulate matter (dust)	Boiler room; 44 µg/m ³	< 35 µg/m ³	Clean to address excess 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

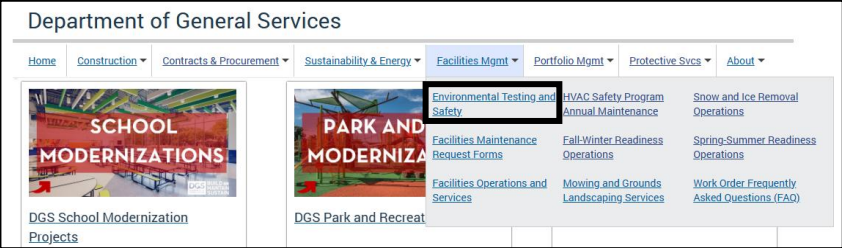
Building	Inspection ID	Playground	Date/Time Submitted to ...	Total Assessments	Total Satisfactory Assess...	Total required remediation
1. DCSM BUILDING NO. 7	INS-0000011		5/25/2023 6:59 PM	72	61	13
2. DPW VEHICLE MAINTENANCE FACILITY 2	INS-0000010		6/1/2023 3:23 PM	184	175	9
3. CREW ELEMENTARY SCHOOL	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	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	35



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:

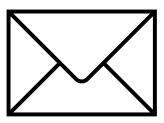
- ✓ Public Facilities Environmental Safety Amendment Act of 2020 summary, with link to new publicly available database of published test results
- ✓ Recreation Surface Hardness Testing, formerly called the “Interagency Working Group on Artificial Turf and Playgrounds”
- ✓ Water sample results for DPR
- ✓ 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 Mike McLaughlin at environmental.dgs@dc.gov