



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





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	Risk(s) found	Remediation status	Work order number
1	Lincoln Capper Children’s Pool	555 L Street SE	Pest	Completed 9/6	753287
			Dust	Completed 8/29	753290
2	2305 36 th Group Home	2305 36 th Street SE.	Asbestos	Completed 9/1	754238
			Lead	Completed 9/11	754239
3	Watkins Elementary School	420 12 th Street SE	Water Intrusion	Completed 9/7	754233
			Dust	Completed 9/5	754229
4	McKinley Middle School	151 T Street NE	Dust	Completed 9/7	754603
			Lead-based paint	Completed 9/14	754602
6	Browne Education Campus	850 26 th Street NE	Hazardous waste	Completed 9/26	757043
			Dust	Completed 9/28	757044
			Water intrusion	Completed 9/26	757045
7	New Lacasa Shelter	1444 Irving Street NW	Pest	Work order issued - ECD 10/3	757039
			Dust	Work order issued - ECD 10/20	757041
8	V Street Shelter	1701-1711 V Street SE	Water intrusion	Work order issued - ECD 11/2	754931
			Pests	Work order issued - ECD 9/15	754932



Lincoln Capper Children’s Pool– Ward 6



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
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



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Deteriorating lead-based paint	Exterior soffit/facia board; 1.3%	<1mg/cm ² or 0.5% by weight	Execute remediation design by removing paint from the surface, HEPA vacuuming, and repainting
Asbestos	Basement floor tile; 2 nd floor hallway tile; 5%	<1% of material	Remove asbestos-containing material

Watkins Elementary School – Ward 6



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Water intrusion	Mechanical hallway ceiling tile and vents	None	Ceiling tile replaced
Dust	Boiler room; 105 µg/m3	< 50 µg/m3	Clean to address excess particulate matter

McKinley Middle School – Ward 5



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Dust	Band room; 70 µg/m ³ ; Boiler room 139 µg/m ³	< 50 µg/m ³	Determined dust source and cleaned as appropriate
Deteriorating lead-based paint	Exterior soffit/facia board; 1.3%	<1mg/cm ² or 0.5% by weight	Execute remediation design by removing paint from the surface, HEPA vacuuming, and repainting

Browne Education Campus – Ward 5



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Water intrusion	Mechanical hallway ceiling tile and vents	None	Ceiling tile replaced
Dust	Boiler room; 105 µg/m3	< 50 µg/m3	Clean to address excess particulate matter



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

New Lacasa Shelter – Ward 4



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
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



V Street Shelter – Ward 3

Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Pests	Burrows along the exterior of the building	None	Treated and closed burrows; installed bait, catch and release stations
Water intrusion	Mechanical hallway ceiling tile and vents	None	Ceiling tile replaced



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

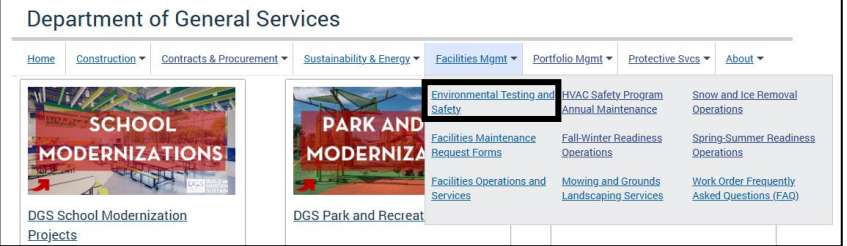
If this is your initial login, please give the database upto five minutes to provision your user account. You can refresh the screen to confirm data visibility.







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:

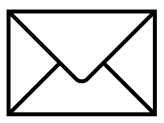
- ✓ Public Facilities Environmental Safety Amendment Act of 2020 summary, with link to new publicly available database of published test results
- ✓ Recreation Surface Hardness Testing, formerly called the “Interagency Working Group on Artificial Turf and Playgrounds”
- ✓ Water sample results for DPR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



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