



Public Facilities Environmental Safety Act Community Meeting

Chellese Grove, DGS External Affairs

September 25, 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
[Presenters will unmute participants here]

4. Webpage and environmental testing database overview

5. Q&A



7 Divisions of DGS: Who we are

BY THE NUMBERS FOR EACH DIVISION FY23

CAPITAL CONSTRUCTION

- 324 projects over \$3.5 Billion

CONTRACTS AND PROCUREMENT

- \$1.8 Billion dollars awarded to contractors

EXTERNAL AFFAIRS

- 683,701 Website Views
- 365,391 Social Media Impressions
- 277 Community Meetings Attended

FACILITIES MANAGEMENT

- 28,000+ Work Orders Completed



PORTFOLIO

- 1,000 Property Assets, including: 309 Office Assets, 162 School Assets, 152 Recreation Assets, 83 Industrial Assets
- 40 Million Sq. Ft of buildings managed

PROTECTIVE SERVICES

- 1,000+ Security Guards
- 3,300+ Security Cameras

SUSTAINABILITY AND ENERGY

- 81,257,557 kWh of clean electricity generated by the DGS solar program (equivalent to removing 37,334,588 pounds of coal burned)
- \$100 Million in utility payments processed and tracked each year



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?

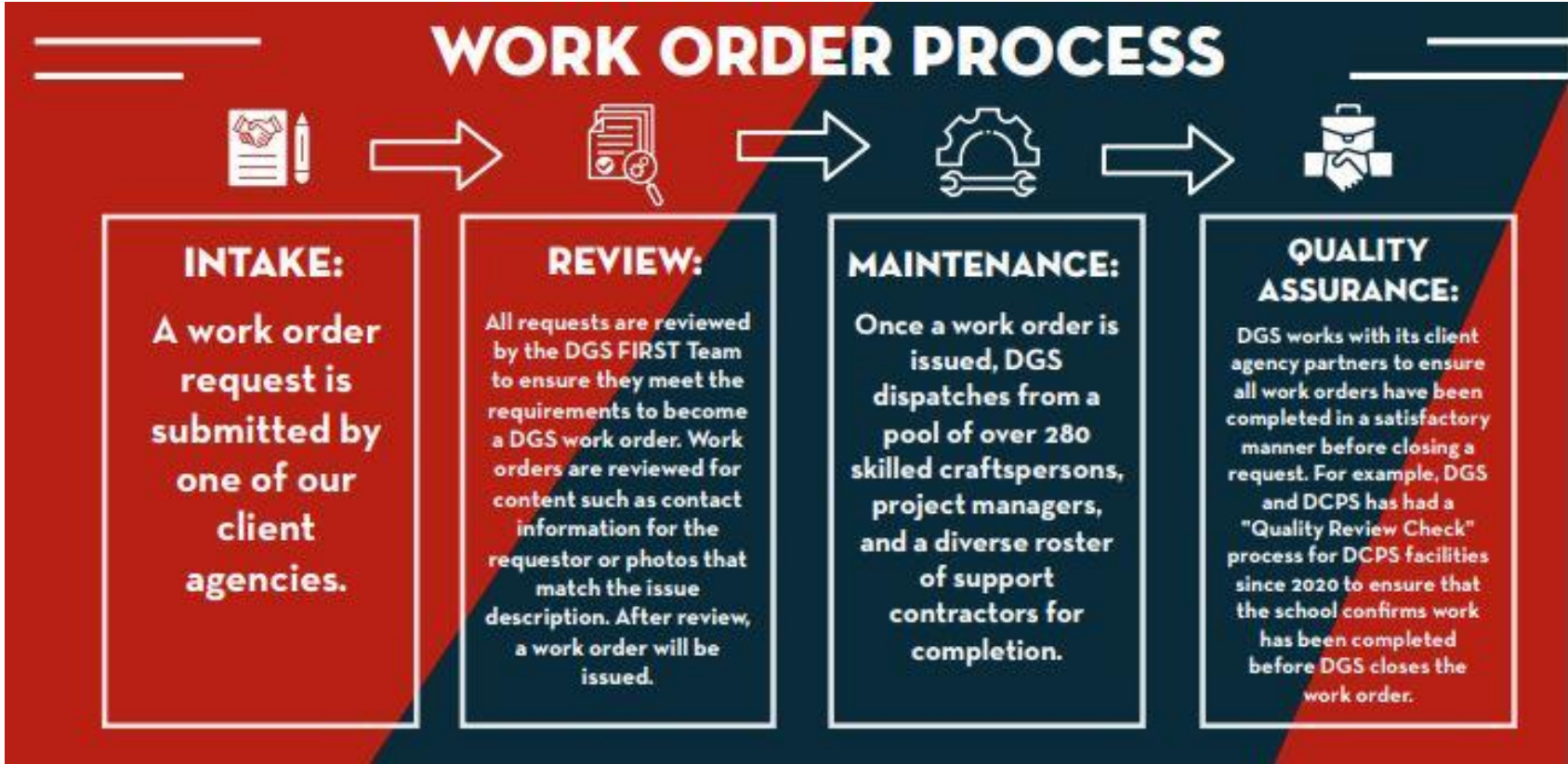


Buildings are tested for 17 environmental risks:

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?



Learn more about DGS work orders here:

<https://dgs.dc.gov/page/work-order-frequently-asked-questions-faq>

Public buildings with actionable results



#	Name	Address	Risk(s) found	Remediation status	Work order number
1	Bio Lab	7 DC Village Lane SW	Mold Intrusion	Complete	794437
			Water Intrusion	Approved	794436
2	DC Family Shelter	336 37 th Place SE	Pest Intrusion	Approved	797404
3	DC General Hospital, Building NO 27	1900 Massachusetts Avenue SE	Pest Intrusion	Approved	797408
4	House of Togetherness	1835 Everts Street NE	Asbestos	Approved	795643
			Lead	Approved	795645
			Pest Intrusion	Issued & In Process; ECD 9/26	795649
			Water Intrusion	Approved	795648
5	Washington Senior Wellness Center	3001 Alabama Ave SE	Pest Intrusion	Approved	797409

DC Bio Lab (DOH/Evidence Control Division) – Ward 8



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Mold Intrusion	Room 112 and control room	None	Remediation work is complete
Water Intrusion	Room 112 and the control room	Less than exterior	Identify and repair source of water intrusion in affected areas



DC General Hospital, Building NO 27 – Ward 7



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Pest Intrusion	Basement	None	Assess and treat area appropriately

Family Shelter – Ward 7



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Pest Intrusion	Third floor and room 104	None	Assess and treat area appropriately



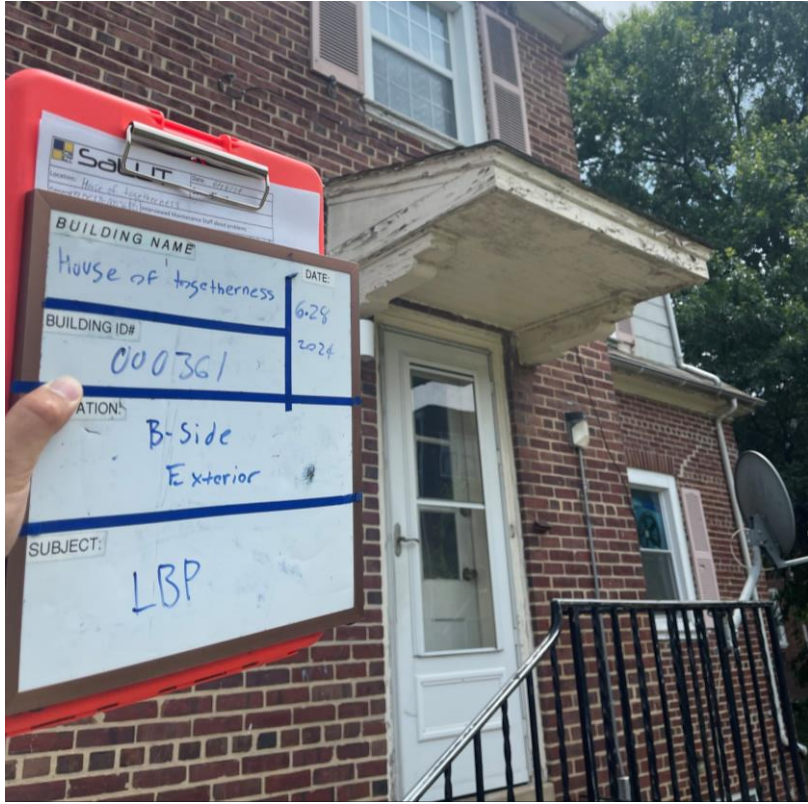
House of Togetherness – Ward 5



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Asbestos	Underneath floor tile of the basement	<1% by weight	Identify source and remediate
Lead	Exterior A and C side windows	None	Perform lead paint assessment on identified areas and address as appropriate
Pest Intrusion	Attic and first floor near the kitchen	None	Assess identified pest intrusion area and treat appropriately
Water Intrusion	Bathroom, sunroom on 1 st floor; 2 nd floor near windows and gutter areas	Less than exterior	Identify and repair source of water intrusion



House of Togetherness – Ward 5



Lead in paint on exterior window



Asbestos below floor tile in basement



Washington Senior Wellness Center – Ward 7



Environmental risk(s) found	Location(s) of finding	Acceptable threshold	Next steps
Pest Intrusion	Outside of the gym area	None	Assess identified pest intrusion area and treat appropriately



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		5/24/2023 6:59 PM	72	41	13
2	DPW VEHICLE MAINTENANCE FACILITY 2	INS-0000010		6/1/2023 5:23 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.G. CODDIE ELEMENTARY SCHOOL	INS-0000013		5/10/2023 3:50 PM	362	338	24
6	JEFFERSON MIDDLE SCHOOL	INS-0000009		5/17/2023 7:11 PM	290	288	2
7	HWD STORAGE WAREHOUSE SITE BLDG #6	INS-0000005		5/24/2023 6:53 PM	150	143	7
Total					1,234	1,203	43

Ask a Question

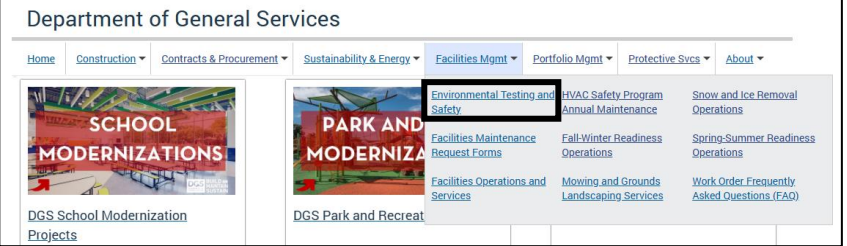
If this is your initial login, please give the database upto five minutes to provision your user account. You can refresh the screen to confirm data visibility.







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:

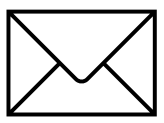
- ✓ Public Facilities Environmental Safety Amendment Act of 2020 summary, with link to new publicly available database of published test results
- ✓ Recreation Surface Hardness Testing, formerly called the “Interagency Working Group on Artificial Turf and Playgrounds”
- ✓ Water sample results for DPR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