



MURIEL BOWSER
MAYOR

March 1, 2024

The Honorable Phil Mendelson
Chairman
Council of the District of Columbia
John A. Wilson Building
1350 Pennsylvania Avenue, NW, Suite
504 Washington, DC 20004

Dear Chairman Mendelson:

Pursuant to section 3(d-1) of the Healthy Public Buildings Assessment Act of 2016 (D.C. Law 23-233; D.C. Official Code § 10-712(d-1)), I am hereby transmitting the Environmental Risk Assessment Results for Public Buildings Undergoing Construction (May 1, 2022–April 30, 2023) report, which was prepared by the Department of General Services (“DGS”). The report provides a list of environmental hazards found at each District-owned site that underwent or was undergoing demolition, excavation, or construction during the reporting period, along with a description of how the hazards were remediated.

If you have any questions regarding the report, please contact Delano Hunter, Director of DGS at (202) 727-2800.

Sincerely,

A handwritten signature in black ink, appearing to read "Muriel Bowser".

Muriel Bowser

Enclosures

Environmental Risk Assessment Results for Public Buildings Undergoing Construction (May 1, 2022- April 30, 2023)

Section 3(d-1) of the Healthy Public Buildings Assessment Act of 2016 (D.C. Official Code § 10-712(d-1)), requires that the Department of General Services (“DGS”) publish an annual report that describes, for each publicly owned site that underwent or was undergoing demolition, excavation, or construction during the reporting period, at a minimum:

- (1) Any potential hazards identified at each site;
- (2) The testing methods employed to assess whether the conditions pose an environmental hazard;
- (3) The test results for each potential hazard identified;
- (4) The threshold levels at which remediation measures will be taken;
- (5) Any remediation measures taken; and
- (6) How testing results and remediation strategies have been communicated to the public.

This is the first annual report to Council on this subject matter. The data was gathered by DGS in partnership with its Facilities Management, Environmental Health and Safety, and Capital Construction Divisions.

Key steps that were taken to implement the reporting process included hiring four personnel (an Environmental Protection Specialist, an Attorney Advisor, an External Affairs Analyst, and an IT Program Analyst), launching proactive, routine testing operations (covering 688 public buildings and 233 recreational spaces), and implementing a community engagement strategy, including a public database of testing results, updated website, and monthly public meetings.

The attached table comprises the report on environmental risk testing in each publicly owned site publicly owned site that underwent or was undergoing demolition, excavation, or construction during the reporting period across 17 parameters (asbestos, carbon monoxide, dust, gas and diesel emissions, groundwater quality, indoor air quality, lead-based paint, lead in drinking water, mold or mildew, outdoor air quality, pests, polychlorinated biphenyl, radon, toxic chemicals and hazardous waste, use of pesticides, ventilation and temperature control, and volatile organic compounds (VOCs)).

**Environmental Risk Assessment Results for Public Buildings Undergoing Construction
(May 1, 2022–April 30, 2023)**

Public building name	Address	Hazard/ environmental risk identified	Date identified	Testing/ assessment method	Test result/ measurement	Threshold for remediation	Remediation action taken	Date remediation complete	How info was made public
Aiton Elementary School	533 48th PI NE	Asbestos Containing Material	5/1/2022	PLM Lab Analysis	Presence of Asbestos	1%	Removal and disposal of contaminated material following EPA and DOEE regulations for lead and asbestos	2/2023	Information made public through the DOEE permit process.
Aiton Elementary School	533 48th PI NE	Lead in Paint	5/1/2022	XRF	Presence of Lead	>0.5% (weight) and/or ≥ 1.0 mg/cm ²	Removal and disposal of contaminated material following EPA and DOEE regulations for lead and asbestos	2/2023	Information made public through the DOEE permit process.
Garfield Elementary School	2435 Alabama Ave SE	Asbestos Containing Material	3/22/2023	PLM Lab Analysis	Presence of Asbestos	1%	Removal and disposal of contaminated material following EPA and DOEE regulations for lead and asbestos	Ongoing	Information made public through the DOEE permit process.
Garfield Elementary School	2435 Alabama Ave SE	Lead in Paint	3/22/2023	XRF	Presence of Lead	≥ 1.0 mg/cm ²	Removal and disposal of contaminated material following EPA and DOEE regulations for lead and asbestos	Ongoing	Information made public through the DOEE permit process.

Public building name	Address	Hazard/environmental risk identified	Date identified	Testing/assessment method	Test result/measurement	Threshold for remediation	Remediation action taken	Date remediation complete	How info was made public
Garnett Patterson - STAY Program	2001 10th Street NW	Asbestos in basement area of building	2/1/2023	Sampling was done of areas to be demolished in the basement and it was found to contain asbestos	Presence of Asbestos	1%	Removal and disposal of contaminated material following EPA and DOEE regulations for lead and asbestos	4/20/23	Information was provided via DCPS to school staff. Permits received from DOEE.
OSSE-DOT Bus Lot and Maintenance Facility	1601 W St NE	Contaminated soil	1/12/2022	Visual Inspection / Soil sampling and lab analysis	Presence of Diesel, Gasoline, TCLP Metals Barium and Lead, Benzene, Toluene, Ethylbenzene, m,p-Xylene and o-Xylene	TPH greater than 50 ppm and less than 500 ppm and total BTEX is less than 10 ppm	Removal and disposal of contaminated material to state certified disposal site	Ongoing	Information made public through the DOEE permit process.
Penn Center	326 R St NE	Asbestos Containing Material	9/2/2022	PLM Lab Analysis	Presence of Asbestos	1%	Removal and disposal of contaminated material following EPA and DOEE regulations	3/17/2023	Information made public through the DOEE permit process.

Public building name	Address	Hazard/environmental risk identified	Date identified	Testing/assessment method	Test result/measurement	Threshold for remediation	Remediation action taken	Date remediation complete	How info was made public
Penn Center	327 R St NE	Lead in Paint	9/2/2022	XRF	Presence of Lead	>0.5% (weight) and/or ≥ 1.0 mg/cm ²	Removal and disposal of contaminated material following EPA and DOEE regulations	3/17/2023	Information made public through the DOEE permit process.
Smothers Elementary School	4400 Brooks St NE	Asbestos Containing Material	10/21/2021	PLM Lab Analysis	Presence of Asbestos	1%	Removal and disposal of contaminated material following EPA and DOEE regulations	8/22/2022	Information made public through the DOEE permit process.
Smothers Elementary School	4400 Brooks St NE	Lead in Paint	10/21/2021	XRF	Presence of Lead	>0.5% (weight) and/or ≥ 1.0 mg/cm ²	Removal and disposal of contaminated material following EPA and DOEE regulations	8/22/2022	Information made public through the DOEE permit process.
St Elizabeths Hospital	2702 MLK Jr. Ave SE	Contaminated soil	2022-2023	Visual Inspection / Soil sampling and lab analysis	Presence of Fly Ash	TPH greater than 50 ppm and less than 500 ppm and total BTEX is less than 10 ppm	Removal and disposal of contaminated material to state certified disposal site	Ongoing	Information made public through the DOEE permit process.

Public building name	Address	Hazard/ environmental risk identified	Date identified	Testing/ assessment method	Test result/ measurement	Threshold for remediation	Remediation action taken	Date remediation complete	How info was made public
St. Elizabeths: 13th St	2701 MLK Jr. Ave SE	Contaminated soil	2022-2023	Visual Inspection / Soil sampling and lab analysis	Presence of Fly Ash	TPH greater than 50 ppm and less than 500 ppm and total BTEX is less than 10 ppm	Removal and disposal of contaminated material to state certified disposal site	Ongoing	Information made public through the DOEE permit process.
School Without Walls at Francis Stevens	2425 N St NW	Asbestos Containing Material	6/1/2022	PLM Lab Analysis	Presence of Asbestos	1%	Removal and disposal of contaminated material following EPA and DOEE regulations for lead and asbestos	Ongoing	Information made public through the DOEE permit process.
School Without Walls at Francis Stevens	2425 N St NW	Lead in Paint	7/1/2022	XRF	Presence of Lead	>0.5% (weight) and/or ≥ 1.0 mg/cm ²	Removal and disposal of contaminated material following EPA and DOEE regulations for lead and asbestos	Ongoing	Information made public through the DOEE permit process.

Glossary

BTEX: Benzene, toluene, ethylbenzene, and xylene

PLM: Polarized light microscope

TPH: Total petroleum hydrocarbons

XRF: X-ray fluorescence