

BOARD BRIEF

Date: May 29, 2020

BOARD INFORMATION: X
MEETING PREPARATION:

FROM: Nicole Settles, Environmental Coordinator, Safety & Security Services
James Bartlett, Director, Safety & Security Services

THROUGH: Mignon R. Anthony, Chief Operating Officer
Gregory C. Hutchings, Jr., Ed.D., Superintendent of Schools

TO: The Honorable Cindy Anderson, Chair, and
Members of the Alexandria City School Board

TOPIC: ACPS Water Testing Update and
George Washington Middle School Indoor Air Quality (IAQ) Assessment

ACPS 2020 STRATEGIC PLAN GOAL:

Goal 4: Facilities and the Learning Environment
Goal 5: Health and Wellness
Goal 6: Effective and Efficient Operations

SY 2019-2020 FOCUS AREA:

Focus Area 2: Budget Process
Focus Area 5: Strategic Plan
Focus Area 6: Audit Updates

FY 2020 BUDGET PRIORITY:

Safe Schools for Students and Faculty
Optimal and Equitable Learning Environments
Communications and Customer Service for Internal Stakeholders

SUMMARY: Environmental Health and Safety investigated all ACPS buildings during FY20 to ensure they were in compliance with the state and federal laws under the Occupational Safety and Health Administration (OSHA), Environmental Protection Agency (EPA), Safe Drinking Water Act (SDWA), Nuclear Regulatory Commission (NRC), and the National Fire Protection Association (NFPA). An evaluation was conducted to verify adequate operational controls (e.g., administrative, physical, or engineering) were in place to manage, mitigate or prevent negative environmental impacts. Indoor air quality (IAQ) surveillance and water sampling was needed for regulatory compliance. To date, we have collected 2,237 water samples across 25 ACPS Facilities to comply with VA Legislation SB 392. Moreover, IAQ samples have been collected at George Washington Middle School (GWMS) and multiple other Facilities across the division to comply with VA Legislation SB 845. A cross-functional team that includes both the Office of Educational Facilities and the Office of Maintenance & Custodial Services have worked together

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to manage the sequence of work required to meet compliance timeframes with associated regulatory and other authorities.

Water: Lead and Copper Project:

Safety and Security Services has completed the initial 2019 Lead and Copper Water testing project. Out of the 25 facilities tested, 17 facilities need a retest (approximately 119 water fixtures), and 4 facilities need an initial test due to inaccessibility at the beginning of the testing cycle (approximately 7 water fixtures). If the retest indicates a problem beyond the fixture, the issue will be further investigated until it is satisfactorily corrected (See Attachment #1).

Our goal is to report the tests as ND (None Detected) with a few returning at very low traces below the 'actionable' level of 10 PPB.

All of ACPS buildings will be placed into a regular rotation schedule for water testing annually as part of our regular water monitoring efforts. The schedule will begin in November 2020. Once the ACPS buildings qualify for reduced monitoring, one-third of all ACPS buildings will be tested annually. A detailed schedule for the annual testing will be posted online under the Environmental, Health and Safety section and each year's testing results will be available online once the testing for that year has been completed.

George Washington Middle School Indoor Air Quality Assessment:

Safety and Security obtained a contractor to perform a non-invasive (in accessible areas) mold assessment survey to evaluate concerns of moisture intrusion or visible suspected mold growth within GWMS on February 29 and March 7, 2020. Fungal spore air and surface samplings were taken from numerous locations throughout the building. Based on the assessment findings (located in the ECS report), a total of 42 recommendations were made (see Attachment #2). Eleven of those recommendations require professional mold mitigation, 30 recommendations require further action by HVAC professional contractors or ACPS staff; and one recommendation requires assessment by an asbestos abatement professional. The proposals have been received and submitted to procurement. The current estimated magnitude of cost is ~\$120k. It is likely that this amount will increase.

The Offices of Educational Facilities and Maintenance and Custodial Services is in the process of reviewing cost estimates, completing procurements and working with staff/contractors to initiate mitigation work, some of which is anticipated to begin during the first week of June. We anticipate all work to be completed prior to the start of school in September.

It is important to note that microbial samples represent a snapshot in time of a constantly changing microbiome. Environmental conditions such as temperature, humidity, surface moisture, wind, vibration, sunlight, and many others all have an influence on microbes in the built environment, and consequently also influence sample results. There are currently no accepted regulatory standards or guidelines with respect to acceptable fungal levels inside buildings. Surface samples are generally qualitative in that they reflect the type and quantity of mold present only at the sampled location at the time the sample was collected.

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BACKGROUND: ACPS' aging facilities have been in sore need of attention for many years. Since FY 2017, there has been a heightened financial commitment by the city to help ACPS address both capacity and non-capacity capital modernization, replacements and repairs. Mitigating and addressing other affects of system-wide deterioration to not only meet compliance but to ensure the health and safety of staff and students is a high priority.

The IAQ assessment at GWMS was performed as part of a continuing effort to identify and mitigate indoor air quality concerns, to include mold, within that school. Since as early as 2015, ACPS Environmental Health & Safety, Safety and Security, Educational Facilities, and Maintenance and Custodial Services have made strides in eliminating sources of moisture, water intrusion and dust within the facility by actively budgeting for numerous roof section replacements, building envelope repairs and increased and targeted cleaning efforts. While these efforts are significantly improving IAQ conditions within GWMS, the future will require an ongoing program of monitoring and response in areas most impacted.

RECOMMENDATION: The Superintendent recommends that the School Board review the attached report.

IMPACT: Failure to address recommendations could adversely affect the health and safety of staff and students.

ATTACHMENTS:

1. Lead & Copper Testing List
2. GW IAQ Report

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