

Report of the Jointly Conducted IEQ-Related Inspection at McClure E.S.

Inspection Date: 10.26.2016

Report Date: 10.27.2016

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Inspection Participants: Brian Joseph, SDP OEMS & Les Crawley, BE.

The 10/26/2016 inspection of McClure ES was initiated by a request from the building educational staff to the PFTH&WF/U-H&S regarding asbestos related concerns in the Speech Pathology/School Psychologist-Counselor's Office located within the ESOL room [#007] in the basement of the school.

We notified OEMS about the expressed staff concerns on Monday, 10/21/2016, and a joint inspection was scheduled for, and conducted on, 10/26/2016.

On arrival at McClure I met with Brian Joseph, representing SDP/OEMS. We spoke very briefly with the school Principal [Sharon Marino]. We also spoke with the building engineer [Les Crawley], who accompanied us during the inspection, and with educational/building staff representatives from the ESOL and Speech Pathology/School Psychologist-Counselor's Office.

The following is an abbreviated summary reflecting my general observations and findings from the 10/26 inspection and is provided to supplement, and be used in conjunction with, the OEMS report[s] for this school:

- 1) The Speech Pathology/School Psychologist-Counselor's Office is an approximately 10 foot by 12 foot space that was previously used as a closet and is located within the ESOL room [#007].
- 2) The presence of what was approximately 12-20 feet of **previously existing** asbestos-containing pipe insulation [ACPI] was reportedly removed from the Speech Pathology/School Psychologist-Counselor's room on/about 10/19/2016 pursuant to legal notifications submitted as required by the SDP on, or about, 10/9/2016. Final air monitoring should have been conducted following asbestos removal and clean-up actions.

At the time of the 10/26 inspection, therefore, there was no remaining ACPI in the area and the supply/return lines associated with the radiator from which the asbestos material was removed were already "encapsulated."

The is some uncertainty here about exact asbestos remediation dates and amounts removed because, as of the writing of this report, no notification or other detailed information was, or has been, provided to us about the asbestos removal and/or testing conducted.

- 3) The Speech Pathology/School Psychologist-Counselor's Office was unoccupied at the time of our visit because of a lack of heat in this room. In addition to an issue with the functioning/condition of the radiator and valves in this area, the window in this area was lodged open, and is reportedly broken so it that it was unable to be closed. We were informed that maintenance work orders have been filed for both conditions.

- 4) The ESOL Room [007] was also very cold at the time of our visit. Some teachers and students were wearing coats during the school day because of a lack of heat and because windows and doors [see #6 below] were open as well.
- 5) We were informed that there are recognized problems with heating system components throughout the building [there is a “House Fan” system that is reportedly operational and used, on some basis, in addition to the steam heat/radiator system] resulting in challenges to achieving effective thermal control in many normally occupied school areas. Problems with steam traps, control valves, thermostatic controls and “reheat” components were among the deficient conditions discussed and/or observed during the site evaluation. The Maintenance Work Order status of these issues was not clearly determined during the inspection.
- 6) We observed that the 2 interior and exterior fire tower doors were open during our visit and we were informed that these doors typically remain open for approximately 2 hours each day to allow egress and ingress for children to the cafeteria and school yard – this was also a major source of cold air infiltration.
- 7) A serious security and safety concern was reported by school staff associated with some school doors being open and unattended thereby allowing access into the school building by unauthorized personnel.

Preliminary Action Items

- 1) The asbestos notification, the description of remediation practices and procedures utilized on this project, and all asbestos test results for the Speech Pathology/School Psychologist-Counselor's Office located within the ESOL room [#007] should be provided to building occupants and PFTH&WF/U-H&S representatives.

Moving forward PFTH&WF/U-H&S representatives should be notified about asbestos related damage, inspections and remediation work prior to its conduct and should be provided with an opportunity to assess the situation and to participate in joint, "side-by-side" sampling.

- 2) Immediate steps must be taken to address the lack of heating in the ESOL room and Speech Pathology/School Psychologist-Counselor's Office – these areas are too cold to be occupied without adequate heat being provided.
- 3) While recognizing the space limitations at McClure, further joint evaluation should be conducted of the Speech Pathology/School Psychologist-Counselor's Office to determine its adequacy and continued use, from an environmental/public health perspective, as a "normally" occupied space without modifications being implemented.
- 4) A comprehensive and systematic assessment of the heating system[s] deficiencies and needs should be immediately conducted and required remediation measures implemented to at least ensure adequate thermal control to all occupied school areas. A summary report/explanation of findings and remediation actions to be taken, as well as details about response timing and scheduling, should be provided to building occupants and PFTH&WF/U-H&S representatives.
- 5) A review of safety and security measures, focused on ensuring that all persons entering the building are properly authorized to do so, should be immediately undertaken.

***** Please note that OEMS will be issuing a school-specific IEQ Dashboard and/or report for McClure ES. All findings, observations and corrective actions reported by OEMS are assumed & considered to be incorporated by reference in this report.***