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

Inspection Date: 10.24.2016 Report Date: 10.27.2016

Prepared by: Jerry A. Roseman, MSc.IH.
Director of Environmental Science & Occupational Safety & Health for the
Philadelphia Federation of Teachers Health & Welfare Fund & Union [PFTH&WF/U]

Inspection Participants: Brian Joseph, SDPOEMS & Frank Gosminski, SDP/FMS

The 10/24/2016 inspection of Penn Alexander ES was initiated by a request from building educational staff to the PFTH&WF/U-H&S regarding water intrusion, and new and re-occurring leaks in the school gym and nearby locations, including locker rooms, bathrooms and offices as well as the music room/stage area. In addition, ongoing concerns related to thermal conditions and general Indoor Air Quality [IAQ] were also reported. At least one staff member stated that he has experienced adverse respiratory symptoms related to the conditions in the gym.

We notified OEMS about the expressed staff concerns and a joint assessment was scheduled for, and conducted on, Monday, 10/24/2016. A request was made to OEMS to review relevant work orders and previous inspection findings, as well as the Facility Condition Assessment for this site prior to our inspection. OEMS informed us that a copy of the Facility Condition Assessment for this location was not yet available for review; however, prior to the 10/24 site visit, I reviewed the IEQ "Master Dashboards."

On arrival at the site I met with Brian Joseph, representing SDP/OEMS and Frank Gosminski, representing SDP/FMS. We spoke with the school Principal [Michael Farrell], Building Engineer [Kyle Lampkins], and educational/building staff. The school principal informed us that Fran Burns and Matt Melady had visited the school "a few weeks previously" to also look at some of the areas of concern.

During our evaluation we inspected the school gym, storage closets, gym/coach's office [room 103], locker rooms and bathrooms, music room/stage area and school roof.

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

1) Water intrusion and leaks from the main gymnasium roof were reported – this appears to be a new condition/leak location. The leaks resulted in some damage to the gym floor, as evidenced by damage to painted floor striping and requiring the use of buckets to capture water.

2) Ongoing/repetitive roof leaks are occurring in both NW and SW corners of the gym above the storage closet requiring school staff to use buckets to collect water and to minimize damage and mold growth.

3) Visible, suspect mold growth was present on the wall-mounted acoustical panels at the "front" of the gym [near the bathrooms/locker rooms].

4) Water staining was observed on the Gym/Coach's office ceiling and walls and an ongoing leak condition was reported as occurring in this area.

5) Thermal control and general indoor air quality problems were reported by gym staff.

6) Inspection of the roofing system/structures and components including the domed main roof surface, roof drains, and area[s] around and near the cooling tower, appeared to show apparent damage/deterioration that is likely related to the documented water intrusion/leak problems in and around the school gym

7) Roof access in some locations, by building engineering personnel, and the access to roof drains necessary to clear them, is extremely dangerous with an unguarded fall from elevation hazard in excess of 30 feet presented on the 43rd street side of the building. This condition has been brought to the SDP's attention previously. The fall hazard and inability to safety reach sections of the roof, makes routine inspection, cleaning and maintenance of roof drains and other roofing system components too hazardous to be performed without the use of mechanical lifts and/or other protected/guarded devices [we were informed that inspection/cleaning of roof drains is now being conducted on a monthly basis by FMS employees using a mechanical lift].

Preliminary Action Items

1) All visible and/or suspect mold growth throughout the school should be immediately remediated and all water stained, damaged porous materials removed and replaced. Documentation confirming the completion of the work should be provided to building occupants and PFTH&WF/U-H&S representatives.

2) All sources of moisture, dampness and leaking – related to roofing system structures and components – as identified during this, and previous evaluations [as per SDP-OEMS dashboards, 71 individual deficiencies have been documented from inspections conducted in 2011, 2012, 2014 & 2016], should be systematically and comprehensively assessed to determine root cause sources and to design and implement effective remedial measures sufficient to permanently fix these issues.

   A summary report/explanation of root cause 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.

3) A comprehensive fall hazard assessment should be conducted to identify all fall-from-elevation hazards at Penn Alexander ES, and a plan should be developed that is at least compliant with OSHA rules, regulations and standards, sufficient to ensure that all SDP employees, contractors, consultants and others, are properly protected while working at elevation at Penn Alexander ES.

***** Please note that OEMS issued a school-specific IEQ Dashboard and Mold Data Design Collection [DDC] packages for Penn Alexander ES which were provided on 10/26/2016. The findings, observations and corrective actions reported by OEMS are assumed & considered to be incorporated by reference in this report. Additional findings and action items, as described herein and highlighted in yellow, should also be included as part of the SDP-OEMS action-response plan for Penn Alexander ES.***