



FACILITIES AND GROUNDS DEPARTMENT
Professional Development Center PDC
66 Church St. Lake Zurich, Illinois 90047
847 540 3414 Office 847 275 7620 Cell 847 438 2385 Fax

5/7/09

To: Mary Kalou

Fr: Rick Marzec, Director of Facilities

Re: **Update on ACM (Asbestos Containing Materials), Radon, Lead Paint and IAQ (Indoor Air Quality) in LZ95 Schools**

Summary:

All codes mandated for schools are complied with. The School District goes above and beyond the code requirements. Licensed consultants are used to monitor the District's compliance. There are no outstanding concerns in these areas at this time.

	<u>Code Requirements in Schools</u>	<u>LZ95 Status</u>
Radon	None mandated, only suggested	All schools tested in 2009. Tests <0.5. Concern is >4.0
Lead paint	No application of lead paint after 1976 Testing suggested only if disturbed	MW, SP built before 1976 and tested in 2009; MW door frames in 1959 addition have lead paint. Consultant suggestions implemented.
Asbestos	Asbestos Management Plan required 6 month inspection required 3 year inspection/plan review required Air testing required after removal Periodic testing not required	Completed in 1989. Completed. Completed, next due Aug 2009. Completed after each project. MW tested 3/09. No asbestos in air.
IAQ	Fresh air required CO2 should not exceed 700ppm Air borne material-periodic air testing-none mandated, only suggested	Comply with codes. Periodic tests. Comply with codes. Periodic tests. Periodic tests.

Asbestos:

- There is very little ACM (Asbestos Containing Materials) left in the District as the District has been removing this material during remodeling and equipment replacement projects that occur each year.
- The ACM is in pipe insulation contained in mechanical rooms and inside walls, in a few areas of floor tile/mastic, and in some wall systems in mechanical rooms and penthouses.
- The requirement for 6 month and 3 year inspections have been completed by an IDPH (Illinois Department of Public Health) licensed consultant with the most recent inspection in February 2009. Two pipe coverings were recommended to be re-sealed and this work was completed in March by a licensed asbestos contractor.
- Inspection reports, the Management Plan and ACM abatement reports are available for public viewing both in my office and at the schools.
- We are not required to perform airborne asbestos tests except when we remove ACM. We typically perform more airborne asbestos tests than required in selected areas of schools when ACM is removed. During the spring break, two rooms of ACM in floor tile and mastic were abated. All tests for airborne asbestos were negative.
- AHERA (Asbestos Hazard Emergency Response Act) Notification is published each year in our "Parent Handbook and District Calendar".
- The District meets all federal, state, ISBE and local regulations regarding ACM in public schools.

Radon:

- We are not required to perform radon tests in our schools.
- Early this year, we performed radon tests in all schools. All tests have come back with radon at <0.5 pC/l. The concern level starts at 4.0 pC/l and higher.

Lead:

- Lead paint was outlawed in schools in 1976.
- Schools that could have lead paint are May Whitney and Seth Paine. All of the other schools were built after 1981.
- Seth Paine, built in 1957 with additions in 1967 and 1996, was tested for lead paint in March 2009 and all surfaces came back negative for lead.
- All of May Whitney was tested for lead paint in March 2009 by a licensed company AR Remediation. All surfaces except the door frames in the 1959 addition tested negative for lead. The consultant stated that since all of the door frames were painted with many coats of paint over the original lead paint, there is no concern for exposure. Her recommendation was to monitor the door frames quarterly and paint any peeling or scraped areas. She stated that if a door frame is nicked or chipped, the old lead paint would probably have a number of coats of paint on it. Since lead is heavy it does not become airborne and the chip or any dust would fall to the floor. Since we clean the building every night, the consultant stated the risk of lead being ingested by any individual is extremely small.

IAQ Indoor Air Quality:

Past outside consultant IAQ testing and my assessment of IAQ in the schools is that the air quality is very good. Temperatures and humidity measurements are in acceptable ranges. Air filters are clean and changed during the summer, Christmas break and spring breaks. Air handling and ventilation equipment is working except for sporadic equipment failures which are repaired as quickly as possible. My review of past IAQ reports show that indoor air had less than 10% of the fungal spores measured in outdoor air which is attributable to a good air filter changing program. During the spring break, the outside air intakes for the fan systems were vacuumed and checked for proper operation. CO₂ is being monitored which tells us if we have adequate fresh air in our systems. We have also started to clean the heating and cooling coils which will be done annually from now on.

This year, there were a 19 roof leaks in classrooms and these were temporarily repaired with full repair scheduled for this summer. A roof leak monitoring program was started in February to see how effective our roof repairs are and to eliminate any stained ceiling tiles from roof leaks in past years.

During my inspections, I have found no mold or mildew in any building except in a few flower pots and aquariums/terrariums. The inside planter at Sarah Adams is kept very dry which keeps mold from forming, however, the planter is a large source of fungal spores. I recommend that we eliminate this planter in the summer.

I have measured the moisture content in a number of carpets, walls, wood, trim, etc. and all measurements show very dry conditions. Carpets typically trap considerably more organic spores than tile. Our cleaning program and more specifically the vacuuming of the carpeted areas is very good. I am putting together a recommendation for the Board to consider replacing carpeted classrooms with vinyl tile which will improve IAQ.

All IAQ concerns are investigated within 24 hours of receipt. In the last 60 days we have had three concerns surface, and all parameters were found to be satisfactory for these three concerns.

Conclusion:

The school District is meeting all federal, state, ISBE and local standards regarding the monitoring of lead paint, radon, asbestos and IAQ/mold, and in a number of areas, the District goes beyond what is required. The classroom environment is appropriate for the learning process. Our continuous improvement process will strengthen our program in the near future with items such as additional “green cleaning products”, purchase of HEPA (High Efficiency Particulate Air) vacuums, increased monitoring of CO₂ levels, etc.