2009

ECS MID-ATLANTIC, LLC "Setting the Standard for Service"
Geotechnical • Construction Materials • Environmental • Facilities

July 30, 2009

Mr. Jim Yatzeck
McDonough Bolyard Peck Const. Eng.
460 McLaws Circle, Suite 140
Williamsburg, Virginia 23185

ECS Project No. 07:9900

Reference: 3 Year AHERA Asbestos Survey
Elizabeth D. Redd Elementary School
5601 Jahnke Road
Richmond, Virginia

Dear Mr. Yatzeck:

ECS Mid-Atlantic, LLC (ECS) is pleased to present the results of our recent three (3) year asbestos re-inspection for the above referenced school. A re-inspection of the school, as required by 40 CFR 763 Subpart E, to identify previously un-tested suspect asbestos-containing building materials (ACBMs) was performed by Mr. Douglas Finch (VA Asbestos Inspector #3303-002528) of ECS on February 26, 2009. A survey of the schools modular classrooms was performed on June 23rd, 2009 by Mr. Finch and Ms. DiPasquale. The initial inspection, subsequent three (3) year re-inspections, and periodic surveillances were performed by Davis and Floyd, Inc in the past. The re-inspection consisted of a walk through of the school to observe accessible areas for the presence of suspect materials that may contain asbestos which were not previously or for verification was needed of the material contents such as mastics.

The school was previously identified as having asbestos containing vinyl floor tile, boiler insulation, pipe insulation, and hard joints. Previous documentation indicated the pipe insulation, hard joints, and boiler insulation were abated, along with portions of the vinyl floor tile. ECS confirmed the materials identified were removed from accessible locations. ECS collected bulk samples of suspect 9" x 9" floor tile mastic which were previously not sampled to determine or verify asbestos content.

The asbestos re-inspection involved sampling both friable materials (materials which can be pulverized or reduced to a powder by hand pressure when dry) and non-friable materials. The collected samples were submitted to EMSL Analytical, Inc. in Beltsville, Maryland for analysis using the most current EPA recommended methodology of Polarized Light Microscopy (PLM) (Method No. EPA 600/R-93/116). Materials consisting of multiple layers or components are separated and each layer or component is analyzed individually by the laboratory. A minimum of three samples for each unique material were submitted. If the first sample of each material is found to contain asbestos, the remaining samples of that material are not analyzed as they are deemed to contain asbestos by regulation. The materials sampled, location, condition, and laboratory results are included in the following table.

Table 1.0 Summary of Asbestos Bulk Sample Results

Sample No.	Location	Material Description	Friable/Non-Friable	Condition	Asbestos Content
226EDRES-1	Auditorium	9" x 9" Black Floor Tile Mastic	Non-Friable	Good	Mastic - NAD
226EDRES-2	CR 3	9" x 9" Black Floor Tile Mastic	Non-Friable	Good	Mastic - 3% Chrysotile
226EDRES-3	Corridor	9" x 9" Black Floor Tile Mastic	Non-Friable	Good	Positive Stop Not Analyzed

Notes: NAD – No Asbestos Detected (>1% reporting limit)

The analytical testing of samples collected indicated that the black floor tile mastic associated with the 9" x 9" floor tile was detected to contain asbestos in concentrations greater than 1%. By definition, these materials contain asbestos and should be included in the periodic surveillance surveys.

During the survey, ECS attempted to access all building materials. However, due to the destructive means required to access all materials, certain areas (i.e., sub-grade sealants, wall cavities, pipe chases, areas above hard ceilings, etc.) were deemed inaccessible and were not inspected. Unidentified suspect asbestos-containing materials may be located in these inaccessible areas of the building. Further investigation should be performed, to include destructive means, to locate suspect asbestos-containing materials prior to renovations or demolition.

This report summarizes our evaluation of the conditions observed at the site. The findings prepared by ECS are based upon our observations in the school at the time of this triennial re-inspection. Access was limited to classrooms and spaces unoccupied at the time of the survey. Additional ACM may exist (undetected) in other portions of the building such as behind walls or permanent ceilings. Our recommendations are based on the guidelines presented by the EPA through AHERA regulations and the Commonwealth of Virginia. Any conditions discovered which deviate from the data contained in this report should be presented to us for our evaluation.

If you have any questions regarding the contents of this letter, or if there is need for further information, please contact us at (757) 229-6677.

Respectively Submitted,

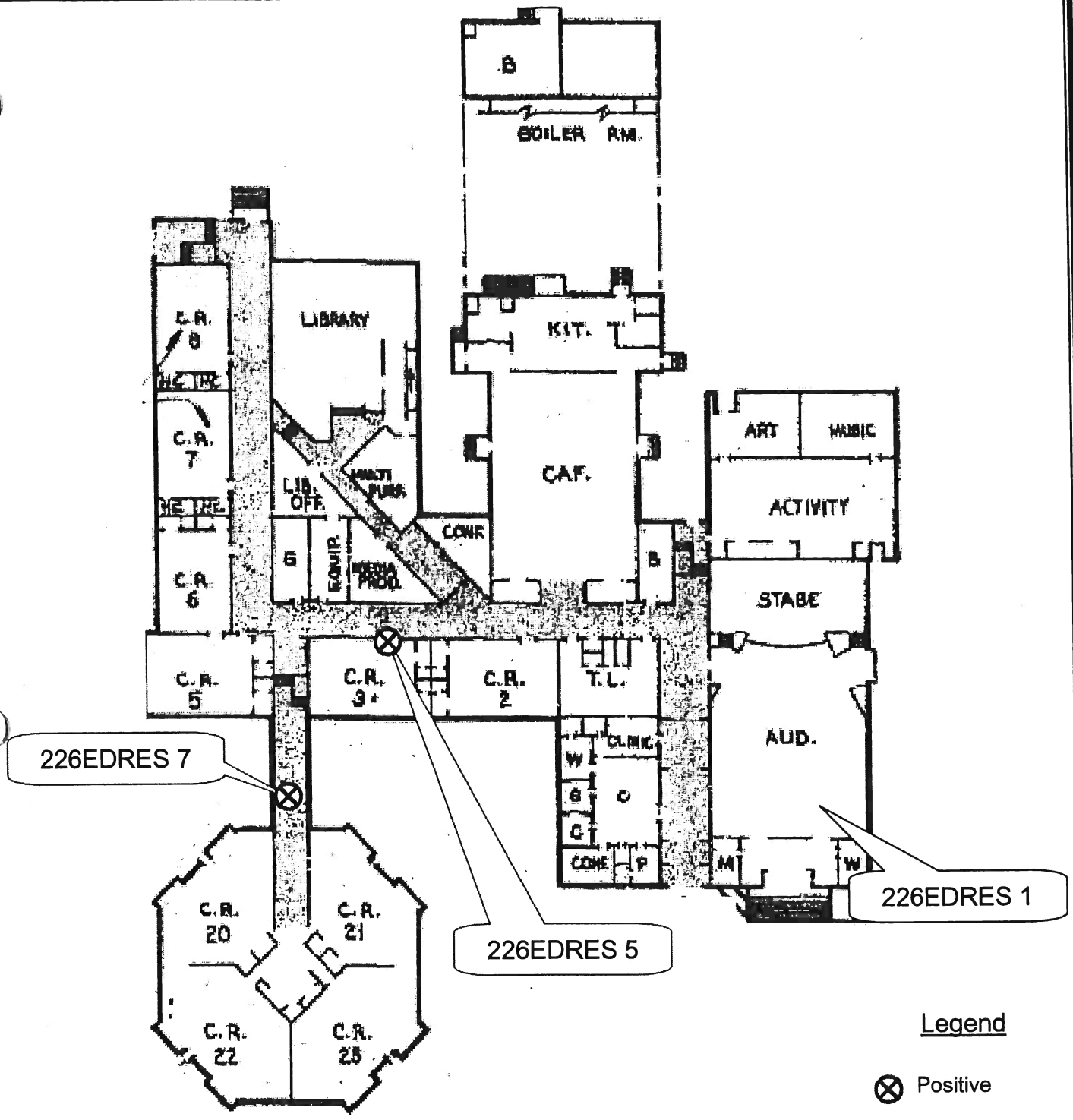
ECS MID-ATLANTIC, LLC

Beverly E. Sedon
Senior Environmental Scientist
VA Asbestos Inspector License #3303-003186

Douglas J. Finch
Environmental Services Manager
Virginia Asbestos Inspector License #3303-002528

Attachments:

Asbestos Analytical Results and Chain-of-Custody
Sample Location Sketch

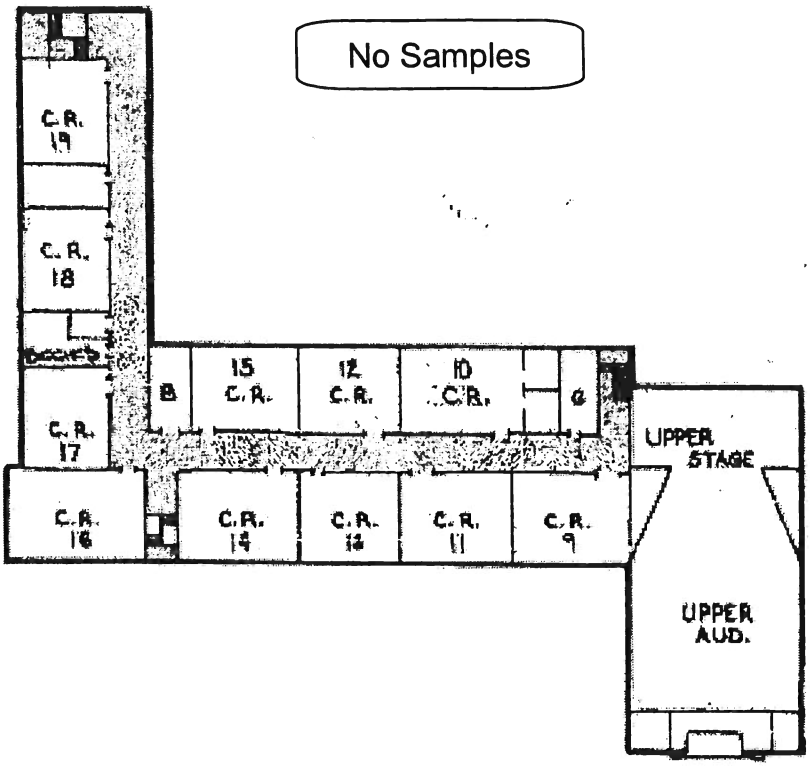


SAMPLE LOCATION
FIRST FLOOR

PROJECT: ELIZABETH D. REDD ELEMENTARY
5601 JAHNKE ROAD
RICHMOND, VIRGINIA

PROJECT NUMBER: 07:9900
DATE: FEBRUARY 26, 2009

ECS LLC
MID-ATLANTIC



ECS LLC
MID-ATLANTIC

SAMPLE LOCATION
SECOND FLOOR

PROJECT: ELIZABETH D. REDD ELEMENTARY
5601 JAHNKE ROAD
RICHMOND, VIRGINIA

PROJECT NUMBER: 07:9900
DATE: FEBRUARY 26, 2009

EMSL Analytical, Inc.
10768 Baltimore Avenue, Beltsville, MD 20705
Phone: (301) 937-5700 Fax: (301) 937-5701 Email: beltsvillelab@emsl.com

Attn: **Beverly Sedon**
ECS Mid-Atlantic, LLC
14026 Thunderbolt Place
Suite 100
Chantilly, VA 20151

Fax: Phone: (703) 471-8400
Project: **RPS 226EDRES/01:14630**

Customer ID: ECMA78
Customer PO: 01:14630 D6
Received: 03/02/09 9:00 AM
EMSL Order: 190902084

EMSL Proj:
Analysis Date: 3/3/2009
Report Date: 3/4/2009

Asbestos Analysis of Bulk Materials via EPA 600/R-93/116 Method using Polarized Light Microscopy

			Non-Asbestos		Asbestos
Sample	**Location**	**Appearance**	**% Fibrous**	**% Non-Fibrous**	**% Type**
226EDRES 1 *190902084-0001*	BLACK 9X9 FT/ AUDITORIUM / MASTIC ONLY	Black Fibrous Heterogeneous	5% Cellulose MASTIC ONLY	95% Non-fibrous (other)	**None Detected**
226EDRES 5 *190902084-0002*	BLACK 9X9 FT/ AUDITORIUM / CR 3	Black Fibrous Heterogeneous	5% Cellulose MASTIC ONLY	92% Non-fibrous (other)	**3% Chrysotile**
226EDRES 7 *190902084-0003*	TAN 9X9 FT/ CORRIDOR		MASTIC ONLY		**Stop Positive (Not Analyzed)**

Analyst(s)

Jennifer Harvey (2)

Joe Centifonti, Laboratory Manager
or other approved signatory

Due to magnification limitations inherent in PLM, asbestos fibers in dimensions below the resolution capability of PLM may not be detected. The limit of detection as stated in the method is 1%. The above test report relates only to the items tested and may not be reproduced in any form without the express written approval of EMSL Analytical, Inc. EMSL's liability is limited to the cost of analysis. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client. Samples received in good condition unless otherwise noted. This report must not be used to claim product endorsement by NVLAP or any agency of the U.S. Government.
NVLAP Lab Code 200293-0

PLM-1

THIS IS THE LAST PAGE OF THE REPORT.

190902084

ECS Project 01.14630
226 EDRES
Eliz. Redd

1909020844

Page 1 of 2

Chain of Custody

Asbestos Lab Services

EMSL Analytical, Inc.
10768 Baltimore
Avenue
Beltsville, MD 20705

Phone: (301) 937-5700
Fax: (301) 937-5701
http://www.emsl.com

Please print all information legibly.

Company:	ECS Mid-Atlantic, LLC	*Bill To:*	ECS Mid-Atlantic, LLC
Address1:	14026 Thunderbolt Place	*Address1:*	14026 Thunderbolt Place
Address2:	Suite 100	*Address2:*	Suite 100
City, State:	Chantilly, VA	*City, State:*	Chantilly, VA
Zip/Post Code:	20151	*Zip/Post Code:*	20151
Country:	USA	*Country:*	USA
Contact Name:	Beverly Sedon	*Attn:*	Beverly Sedon
Phone:	540-785-6100	*Phone:*	540-785-6100
Fax:	540-785-3577	*Fax:*	540-785-3577
Email:	bsedon@ecslimited.com	*Email:*	bsedon@ecslimited.com
EMSL Rep:	Sherl Steinman	*P.O. Number:*	01.14630 D6
Project Name/Number:	RPS 226EDRES / 01.14630		

MATRIX			TURNAROUND			
___ Air	___ Soil	___ Micro-Vac	___ 3 Hours	___ 6 Hours	___ Same Day or 12 Hours*	___ 24 Hours (1 day)
X Bulk	___ Drinking Water		___ 48 Hours (2 days)	___ 72 Hours (3 days)	___ 96 Hours (4 days)	X 120 Hours (5 days)
___ Wipe	___ Wastewater		144+ hours (6-10 days)			

TEM AIR, 3 hours, 6 hours. Please call ahead to schedule. There is a premium charge for 3-hour tat, please call 1-800-220-3675 for price prior to sending samples. You will be asked to sign an authorization form for this service.

*12 hours (must arrive by 11:00a.m. Mon-Fri.), Please Refer to Price Quote

PCM - Air	**TEM Air**	**TEM WATER**
___ NIOSH 7400(A) Issue 2: August 1994	___ AHERA 40 CFR, Part 763 Subpart E	___ EPA 100.1
___ OSHA w/TWA	___ NIOSH 7402	___ EPA 100.2
___ Other:	___ EPA Level II	___ NYS 198.2
PLM - Bulk	**TEM BULK**	**TEM Microvac/Wipe**
X EPA 600/R-93/116	___ Drop Mount (Qualitative)	___ ASTM D 5755-95 (quantative method)
___ EPA Point Count	___ Chatfield SOP - 1988-02	___ Wipe Qualitative
___ NY Stratified Point Count	___ TEM NOB (Gravimetric) NYS 198.4	
___ PLM NOB (Gravimetric) NYS 198.1	___ EMSL Standard Addition:	**XRD**
___ NIOSH 9002:		___ Asbestos
___ EMSL Standard Addition:	**PLM Soil**	___ Silica NIOSH 7500
SEM Air or Bulk	___ EPA Protocol Qualitative	
___ Qualitative	___ EPA Protocol Quantitative	**OTHER**
___ Quantitative	___ EMSL MSD 9000 Method fibers/gram	

* Positive Stop *

190902084

226 EDRES
Eliz. Redd

Chain of Custody

Asbestos Lab Services

EMSL Analytical, Inc.
10768 Baltimore
Avenue
Beltsville, MD 20705

Phone: (301) 937-5700
Fax: (301) 937-5701
http://www.emsl.com

Please print all information legibly.

Client Sample # (s) 1 - 7 Total Samples #: 3

Relinquished: B. Taylor Date: 2-27-09 Time: 8:20am

Received: [illegible] Date: 3/2/9 Time: 9AM FedEx

Relinquished: _____ Date: _____ Time: _____

Received: _____ Date: _____ Time: _____

SAMPLE NUMBER	SAMPLE DESCRIPTION/LOCATION	VOLUME (if applicable)
226EDRES 1	Black 9x9FT / Auditorium	Mastic Only
5	Black 9x9FT / CR3	1
7	Tan 9x9 FT / Corridor	1

* Positive Stop *

FRANCE ENVIRONMENTAL

Environmental Consulting Services

7834 Forest Hill Avenue, Suite 7, Richmond, Virginia 23225
ph 804.716.0560 fax 804.918.7098 web FranceEnv.com

April 23, 2015

Richmond City Public Schools
Facility Services
1250 Ingram Avenue
Richmond, Virginia 23224

ATTN: Mr. Lloyd M. Schieldge
Project Manager

RE: Proposal for AHERA 3-Year Reinsertion
All Facilities – Richmond City Public Schools
Richmond Virginia
FEI Proposal Number: FEI-15125

Dear Mr. Schieldge:

France Environmental, Inc. (FEI) is pleased to submit the following proposal for conducting Asbestos Hazard Emergency Response Act (AHERA) re-inspection surveys of all the City of Richmond Public School Buildings referenced below in accordance with your request. FEI recommends that the Client have the re-inspections completed by the end of July 2015 so the Management Plan updates can be completed prior to the start of the 2015-2016 school year in September 2015. All fieldwork will be required to be conducted during normal working facility hours and is anticipated to take approximately three (3) weeks to complete. **This proposal is based on the following services under the terms of our open-end contract with the Commonwealth of Virginia – Department of General Services (Contract No.: DEB2202012 Part 2 dated November 1, 2012). FEI's eVA Contract Number is E3515 should you wish to use it.** A description of our proposed services is as follows:

FEI understands that the buildings to be included in this survey are leased, owned, and/or used as school buildings. Providing access to all areas of these facilities will be the responsibility of the Client. The Client will also be responsible for providing FEI a copy of the original Management Plan and the most recent re-inspection to be used during the re-inspection (if available).

The purpose of the re-inspection is to fulfill the Clients obligations under the Asbestos Hazard Emergency Response Act to re-inspect all friable and nonfriable known and/or presumed asbestos-containing materials (PACM) identified during the initial AHERA inspection and indicated in the Management Plan in the buildings leased, owned, and/or otherwise used as school buildings.

SCOPE OF SERVICES:

FEI Personnel accredited by the EPA and licensed by the State of Virginia will perform all re-inspection services. The scope of the re-inspection services are described as follows:

- Review the existing Management Plan and latest re-inspection to determine areas requiring re-inspection.
- Visually re-inspect and reassess the condition of friable known or presumed ACBM.
- Visually inspect and touch known or presumed ACBM identified as nonfriable to determine whether it has become friable since the last inspection.
- Identify those homogeneous areas with material that have become friable since the last inspection.
- Assess the condition of previously nonfriable known or presumed ACBM, which has become friable since the last inspection.
- Record and submit to the LEA Designated Person for inclusion in the Management Plan the following: results of assessments and reassessments, name, signature, state of accreditation and number (if applicable) of the inspector making the inspection.
- Review the results of the re-inspection and assessments and recommend response actions in writing.

FEES:

It is proposed that the fee for the performance of the outlined services be based on a lump sum basis. The proposed lump sum is based on the square footage.

Elementary Schools – 25 Schools

Bellevue (BES), Blackwell (BWES), Broad Rock (BRES), Carver, G.W. (GCES), Cary, John B. (JCES), Chimborazo (CES), Fairfield Court (FCES), Fisher, J.B. (JFES), Fox, William (WFES), Francis, J.L. (JLFES), Ginter Park (GPES), Greene, E.S.H. (EGES), Holton, Linwood (LHES), Jones, M.J. (MJES), Mason, George (GMES), Munford, Mary (MMES), Oak Grove (OGES), Overby-Sheppard (OSES), Redd, E.D. (ERES), Reid, G.H. (GRES), Southampton (SHES), Stuart, J.E.B. (JSES), Swansboro (SES), Westover Hills (WHES), Woodville (WES)

SUB-TOTAL LUMP SUM – ELEMENTARY SCHOOLS ***$13,750.00***

Middle Schools – 8 Schools

Binford (BMS), Boushall, T.C. (TBMS), Brown, L.M. (LBMS), Henderson, T.H. (HMS), Hill, A.H. (AHMS), King Jr., Martin Luther (MLKMS), Thompson (TMS)

SUB-TOTAL LUMP SUM – MIDDLE SCHOOLS ***$4,800.00***

High Schools – 4 Schools

Armstrong (AHS), Thomas Jefferson (TJHS), John Marshall (JMHS)
George Wythe (GWHS

SUB-TOTAL LUMP SUM – HIGH SCHOOLS ***$2,800.00***

TOTAL LUMP SUM – ALL SCHOOLS ***$21,350.00***

AUTHORIZATION:

FEI will schedule the fieldwork/reporting after issuance of a purchase order from the City of Richmond Public Schools authorizing FEI to proceed for the above referenced services.

If you have any questions regarding these services or costs FEI has proposed in this letter, please do not hesitate to contact me at 804.716.0560.

Respectfully submitted,

FRANCE ENVIRONMENTAL, INC.

Derek D. Dambacher, REA
Senior Project Manager

FRANCE ENVIRONMENTAL

INVOICE

Invoice Number: 6615
Invoice Date: Dec 24, 2015
Page: 1

Environmental Consulting Services

7834 Forest Hill Avenue, Suite 7, Richmond, Virginia 23225
ph 804.716.0560 fax 804.918.7098 web FranceEnv.com

Bill To:
City of Richmond Public Schools Attn: Jayne Alexander, Sr Acc 1250 Ingram Avenue Richmond, VA 23224 USA

Ship to:
City of Richmond Public Schools RPS Plant Services 2907 North Boulevard Richmond, VA 23230 USA

Customer ID	Customer PO	Payment Terms	
Richmond Public Scho		Net 30 Days	
Sales Rep ID	**Shipping Method**	**Ship Date**	**Due Date**
	Electronic/Email	12/24/15	1/23/16

Quantity	Item	Description	Unit Price	Amount
1.00	Lump Sum	Visual Inspections of 42 Schools ($800/School) AHERA 3-Year Reinspection - All Facilities - Richmond City Public Schools, Richmond VA (FEI-15AS319) Partial Invoice $600/School. Balance to Follow at Project Completion.	25,200.00	25,200.00

Subtotal	25,200.00
Sales Tax	
Total Invoice Amount	25,200.00
Payment/Credit Applied	
TOTAL	**25,200.00**

Check/Credit Memo No:

2021

FRANCE ENVIRONMENTAL

Environmental Consulting Services

7834 Forest Hill Avenue, Suite 7, Richmond, Virginia 23225
ph 804.716.0560 fax 804.918.7098 web FranceEnv.com

March 11, 2024

Richmond City Public Schools
Department of Facility Services
1461A Commerce Road
Richmond, Virginia 23224

ATTN: Mr. Ronald Hathaway, Jr.
Director of Facilities

RE: AHERA Three (3)-Year Reinspection
Elizabeth D. Redd Elementary School
5601 Jahnke Road
Richmond, Virginia 23225
Ronald Hathaway, Jr. - Asbestos Coordinator
FEI Project Number: FEI-21AS435

In accordance with our agreement dated November 11, 2020, France Environmental, Inc., (FEI) has conducted an Asbestos Hazard Emergency Response Act (AHERA) three (3)-year reinspection for your Elementary School Facility.

The results of this reinspection are to be found in the accompanying report. A copy of which is being transmitted herewith.

This report has been prepared in accordance with the AHERA regulations and generally accepted practices as applied by professionals in the industry at the time of its preparation.

We appreciate the opportunity to provide our services to you on this project and would be pleased to continue our role as your consultant. If we can be of any further assistance to you, please feel free to contact us.

Very truly yours,

FRANCE ENVIRONMENTAL, INC.

DR Patterson

David R. Patterson
Virginia Licensed Asbestos Inspector (Lic. #3303001539)
Virginia Licensed Asbestos Management Planner (Lic. #3304001032)

ASBESTOS HAZARD EMERGENCY RESPONSE ACT (AHERA) THREE (3)-YEAR REINSPECTION REPORT

For:

ELIZABETH D. REDD ELEMENTARY SCHOOL
5601 JAHNKE ROAD
RICHMOND, VIRGINIA 23225

Prepared for:

RICHMOND CITY PUBLIC SCHOOLS
1461A COMMERCE ROAD
RICHMOND, VIRGINIA 23224

Prepared by:

FRANCE ENVIRONMENTAL, INC.
7834 FOREST HILL AVENUE
SUITE 7
RICHMOND, VIRGINIA 23225
TELEPHONE: (804) 716-0560
FAX: (804) 918-7098

FEI PROJECT NO. FEI-21AS435

MARCH 11, 2024

TABLE OF CONTENTS

GENERAL INFORMATION:

France Environmental, Inc., (FEI) was retained by the Richmond City Public Schools (RCPS) to conduct an AHERA three (3)-year reinspection of known or assumed asbestos-containing building materials (ACBM'S's) found in buildings located at Elizabeth D. Redd Elementary School. The inspector/management planner was escorted through the facility on August 30, 2021. This reinspection report has been prepared for the exclusive use of the Richmond City Public Schools.

AUTHORIZATION:

Authorization to perform this AHERA three (3)-year reinspection was given in the form of an issued Richmond City Public Schools Notice to Proceed – Purchase Order No. 198850 (dated March 25, 2021), referencing FEI Proposal Number: FEI-20186, dated November 11, 2020.

PURPOSE:

The purpose of this reinspection was to reassess the friability and condition of known or assumed ACBM'S's identified in the Local Education Agency (LEA) Management Plan.

WARRANTY:

France Environmental, Inc., (FEI) warrants that the findings contained herein have been prepared in general accordance with accepted professional practices as applied by similar professionals in the community at the time of its preparation. Changes in the state of the art or in applicable regulations after the date of this inspection could not have been anticipated and have not been addressed in this report.

The inspection results reported herein are considered sufficient in detail and scope to determine the condition of accessible and/or exposed ACBM's that have been identified in the LEA's Management Plan and which were present in the facilities at the time of reinspection.

Analytical results, if any, are valid only for the materials tested.

There is a possibility that conditions may exist which could not be identified within the scope of the reinspection, or which were not apparent during the site visit. This reinspection covered only areas that were identified in the LEA's Management Plan, and which were exposed and/or physically accessible to the inspector.

No other warranties are implied or expressed.

SCOPE OF SERVICES

All reinspection and reassessment services were performed by EPA-accredited and Virginia licensed personnel. The scope of those services included the following:

- A review of the existing Management Plan to determine areas requiring reinspection.
- A visual inspection and reassessment of the condition of friable known or assumed ACBM's.
- A visual and tactile inspection of known or assumed ACBM's identified as non-friable to determine whether it had become friable since the last inspection.
- Identification of those homogeneous areas that have become friable since the last inspection.
- Assessment of the condition of previously nonfriable known or assumed ACBM's that have become friable since the last inspection.
- Submission of a report to the LEA for inclusion in the Management Plan.

GENERAL REFERENCES:

Reinspection and reassessment procedures were performed in general accordance with the guidelines published by the EPA in 40 CFR, Part 763, Subpart E, October 30, 1987.

GENERAL PROCEDURES:

Before beginning the reinspection, the inspector met with the Asbestos Coordinator to discuss the facility inspection, including the designating of escorts, providing access, preferred inspection and sampling times and other issues. The inspector reviewed the facility's Management Plan and other pertinent documents that were available to become familiar with the facility, and for use as a guide throughout the reinspection process.

The reinspection itself consisted of two (2) major activities: a visual reinspection and reassessment of previously identified and nonfriable known or assumed ACBM's. Although these activities are named separately, they are integrated tasks.

VISUAL REINSPECTION AND REASSESSMENT:

Each material known or assumed to contain asbestos was visually inspected and then touched to determine friability. The condition of these materials was reassessed to determine the likelihood that the ACBM's would release asbestos fibers into the environment. The combination of condition at the time of the reinspection coupled with the likelihood of damage to the material in the future, determined which AHERA damage category was assigned.

During the initial AHERA inspection, ACBM's were classified into homogeneous areas (HA) or unified sampling area (USA). The ACBM's in each HA/USA was visually similar in color, texture, general appearance, and was apparently installed at the same time. The locations of these homogeneous materials were also noted.

The condition of each homogeneous known or assumed ACBM's were assessed using the EPA decision tree approach that considers the following:

1) Source and type of damage:
   - Physical Contact
   - Water or Air Erosion
   - Deterioration or Material Delamination
   - Abrasions, Punctures, Tears, Blistering, Crumbling, etc.

2) Extent of damage:
   - Good: No damage or little damage
   - Damaged: Less than 10% damaged, evenly distributed over the entire material OR less than 25% damaged confined to a localized area of the material
   - Significantly Damaged: More than 10% damaged distributed evenly over the entire material OR more than 25% damaged within a localized area of the material

3) Potential for future damage:
   - Frequency of access to material
   - Height of material
   - Location of material in a plenum
   - Degree of exposure of material
   - Accessibility of material
   - Presence in an area of air movement, vibrations, or loud noises

Considering the above criteria, identified known and/or assumed ACBM's were classified into one of the following damage categories:

- Significantly Damaged Thermal System Insulation
- Damaged Thermal System Insulation
- Significantly Damaged Friable Surfacing
- Damaged Friable Surfacing
- Significantly Damaged Friable Miscellaneous
- Damaged Friable Miscellaneous
- ACBM's with Potential for Damage
- ACBM's with Potential for Significant Damage
- All Remaining Friable ACBM's

The following known and/or assumed asbestos-containing building materials (ACBM's) were observed at this facility. Materials that have been removed or that have been changed should be noted on the Management Plan.

Elizabeth D. Redd Elementary School:

Exterior asbestos-containing building materials (ACBM's) are excluded from the 3-Year Reinspection Report as per Asbestos Hazard Emergency Response Act (AHERA) Guidelines.

- Approximately 5,478 square feet of asbestos-containing 9"'x9"' vinyl floor tile remains throughout in the Rotunda (In Good Condition).
- Approximately 5,640 square feet of PRESUMED asbestos-containing 1"x1" stick-on ceiling tiles remains throughout the Auditorium. Lots of ceiling tiles coming loose and/or missing. Recommend repair and/or replacement.
- Approximately 7,098 square feet of PRESUMED asbestos-containing 2'x4' lay-in ceiling tiles remains throughout the Auditorium (In Good Condition).
- Approximately 3,646 square feet of PRESUMED asbestos-containing 2'x2' ceiling tiles remains throughout the School (In Good Condition).
- Approximately 12,960 square feet of asbestos-containing 9"x9" vinyl floor tile (reddish) remains throughout the 1st and 2nd Floor – Classrooms; and Auditorium (In Good Condition).

The reinspection reports that follow contain the findings of the reinspection and reassessment. Each report identifies the homogeneous sampling area (which may have been termed a "unified sampling area" in the original management plan), the type of material, its location, friability, accessibility, damage category, perceived cause of damage and whether its condition has changed since the initial inspection.

APPENDIX

AHERA REINSPECTION REPORT

LEA NAME: Ronald Hathaway, Jr.
CITY/STATE: Richmond, VA
CAMPUS NAME: Elizabeth D. Redd ES **NUMBER:** 01
CITY: Richmond, VA
BUILDING NAME: N/A **NUMBER:** 01

PROJECT NUMBER: FEI-21AS435
AHERA INSPECTOR: David R. Patterson
INSPECTION DATE: 8/30/21
CERTIFICATION NUMBER: FEI-3269
STATE LICENSE NUMBER: 3303001539

INFORMATION – FROM INITIAL MANAGEMENT PLAN

HOMOGENEOUS SAMPLING AREA: N/A
ACM TYPE: 9"x9" Vinyl Floor Tile
DAMAGE CATEGORY:
REASON FOR DAMAGE:
RECOMMENDED RESPONSE ACTION:
RESPONSE ACTION SCHEDULE:
START DATE: N/A **COMPLETION DATE:** On-Going

LOCATION: Rotunda
ASBESTOS: Yes

SYSTEM: Flooring
FRIABLE: No

MATERIAL QUANTITIES: 5,478SF

RESULTS OF REINSPECTION AND REASSESSMENT

1. √ This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition ***HAS NOT CHANGED*** when compared to the condition determined during the initial AHERA inspection and as reported in the Management Plan on file at the appropriate locations within the LEA.
Inspector's signature: DR Patterson See the attached signed and dated Inspector's Certification.

2. ___ This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition ***HAS CHANGED*** from that reported in the initial AHERA inspection report and Management Plan because of the following:

___ The current ***DAMAGE CATEGORY*** is determined to be:

___1. Significantly damaged thermal system insulating ACM.
___2. Damaged thermal system insulating ACM.
___3. Significantly damaged friable surfacing ACM.
___4. Damaged friable surfacing ACM.
___5. Significantly damaged friable miscellaneous ACM.
___6. Damaged friable miscellaneous ACM.
___7. ACBM with potential for significant damage.
___8. ACBM with potential for damage.
___9. Remaining friable ACBM and suspect friable ACBM.

Definitions:
Significantly Damaged: ___Greater than or equal to 10% damage evenly distributed over the entire material, or ___greater than or equal to 25% damage within localized area of the material.
Damaged: ___Less than 10% damage evenly distributed over the entire material, or ___less than 25% damage confined to a localized area of the material.

3. This material is ___friable; ___non-friable.

4.A. The material is damaged because of:___physical contact; ___water; ___air flow;___deterioration;___ delamination; ___previous repair; ___debris (similar in appearance to material); ___other:_____

B. The potential for disturbance is:___high potential (HP); ___moderate potential (MP); ___low potential (LP), due to the following:
(Worst condition determines potential for disturbance):

	HP	*MP*	*LP*
Frequency of Traffic:			
Maintenance Personnel	___Daily	___Weekly	___Monthly
Building Occupant	___Daily	___Weekly	___Monthly
Public	___Yes	___Yes	___No
Access Height	___<10 ft.	___10-25 ft.	___>25 ft.
Presence in Air Plenum	___Supply	___Return	___No
Exposure of Material	___Open	___Moveable Barrier	___Fixed Barrier
Degree of Vibration/Noise	___High	___Moderate	___Low

5. ___This Homogeneous ***AREA WAS NOT ACCESSIBLE*** for reinspection and reassessment for the following reasons:
__1. Area was undergoing demolition; ___2. Area under renovation; ___3. Area permanently sealed off; ___Other; ***See Comments***

6.___ Samples taken on _____ by _____
Comments: _____

Inspector's signature: _____ See attached signed and dated Inspector's Certification.

AHERA REINSPECTION REPORT

LEA NAME: Ronald Hathaway, Jr. | **PROJECT NUMBER: FEI-21AS435**
CITY/STATE: Richmond, VA | **AHERA INSPECTOR: David R. Patterson**
CAMPUS NAME: Elizabeth D. Redd ES **NUMBER: 02** | **INSPECTION DATE: 8/30/21**
CITY: Richmond, VA | **CERTIFICATION NUMBER: FEI-3269**
BUILDING NAME: N/A **NUMBER: 02** | **STATE LICENSE NUMBER: 3303001539**

INFORMATION – FROM INITIAL MANAGEMENT PLAN

HOMOGENEOUS SAMPLING AREA: N/A **LOCATION: Auditorium** **SYSTEM: Ceiling**
ACM TYPE: 1"x1" Stick-On Ceiling Tiles **ASBESTOS: Presumed** **FRIABLE: Yes**
DAMAGE CATEGORY:
REASON FOR DAMAGE:
RECOMMENDED RESPONSE ACTION: **MATERIAL QUANTITIES: 5,640SF**
RESPONSE ACTION SCHEDULE:
START DATE: N/A **COMPLETION DATE: On-Going**

RESULTS OF REINSPECTION AND REASSESSMENT

1. √ This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition ***HAS NOT CHANGED*** when compared to the condition determined during the initial AHERA inspection and as reported in the Management Plan on file at the appropriate locations within the LEA.
Inspector's signature: DR Patterson See the attached signed and dated Inspector's Certification.

2. ___ This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition ***HAS CHANGED*** from that reported in the initial AHERA inspection report and Management Plan because of the following:

___ The current ***DAMAGE CATEGORY*** is determined to be:

___1. Significantly damaged thermal system insulating ACM.
___2. Damaged thermal system insulating ACM.
___3. Significantly damaged friable surfacing ACM.
___4. Damaged friable surfacing ACM.
___5. Significantly damaged friable miscellaneous ACM.
___6. Damaged friable miscellaneous ACM.
___7. ACBM with potential for significant damage.
___8. ACBM with potential for damage.
___9. Remaining friable ACBM and suspect friable ACBM.

Definitions:
Significantly Damaged: ___Greater than or equal to 10% damage evenly distributed over the entire material, or ___greater than or equal to 25% damage within localized area of the material.
Damaged: ___Less than 10% damage evenly distributed over the entire material, or ___less than 25% damage confined to a localized area of the material.

3. This material is ___friable; ___non-friable.

4.A. The material is damaged because of:___physical contact; ___water; ___air flow;___deterioration;___ delamination; ___previous repair; ___debris (similar in appearance to material); ___other:_____

B. The potential for disturbance is:___high potential (HP); ___moderate potential (MP); ___low potential (LP), due to the following:
(Worst condition determines potential for disturbance):

	HP	*MP*	*LP*
Frequency of Traffic:			
Maintenance Personnel	___Daily	___Weekly	___Monthly
Building Occupant	___Daily	___Weekly	___Monthly
Public	___Yes	___Yes	___No
Access Height	___<10 ft.	___10-25 ft.	___>25 ft.
Presence in Air Plenum	___Supply	___Return	___No
Exposure of Material	___Open	___Moveable Barrier	___Fixed Barrier
Degree of Vibration/Noise	___High	___Moderate	___Low

5. ___This Homogeneous ***AREA WAS NOT ACCESSIBLE*** for reinspection and reassessment for the following reasons:
__1. Area was undergoing demolition; ___2. Area under renovation; ___3. Area permanently sealed off; ___Other; ***See Comments***

6.___ Samples taken on _____ by _____
Comments: _____

Inspector's signature: _____ See attached signed and dated Inspector's Certification.

AHERA REINSPECTION REPORT

LEA NAME: Ronald Hathaway, Jr.
CITY/STATE: Richmond, VA
CAMPUS NAME: Elizabeth D. Redd ES **NUMBER:** 03
CITY: Richmond, VA
BUILDING NAME: N/A **NUMBER:** 03

PROJECT NUMBER: FEI-21AS435
AHERA INSPECTOR: David R. Patterson
INSPECTION DATE: 8/30/21
CERTIFICATION NUMBER: FEI-3269
STATE LICENSE NUMBER: 3303001539

INFORMATION – FROM INITIAL MANAGEMENT PLAN

HOMOGENEOUS SAMPLING AREA:
ACM TYPE: 2'x4' Lay-In Ceiling Tiles
DAMAGE CATEGORY:
REASON FOR DAMAGE:
RECOMMENDED RESPONSE ACTION:
RESPONSE ACTION SCHEDULE:
START DATE: N/A **COMPLETION DATE:** On-Going

LOCATION: Auditorium
ASBESTOS: Presumed

SYSTEM: Ceiling
FRIABLE: Yes

MATERIAL QUANTITIES: 7,098SF

RESULTS OF REINSPECTION AND REASSESSMENT

1. √ This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition ***HAS NOT CHANGED*** when compared to the condition determined during the initial AHERA inspection and as reported in the Management Plan on file at the appropriate locations within the LEA.

Inspector's signature: DR Patterson See the attached signed and dated Inspector's Certification.

2. ___ This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition ***HAS CHANGED*** from that reported in the initial AHERA inspection report and Management Plan because of the following:

___ The current ***DAMAGE CATEGORY*** is determined to be:

___1. Significantly damaged thermal system insulating ACM.
___2. Damaged thermal system insulating ACM.
___3. Significantly damaged friable surfacing ACM.
___4. Damaged friable surfacing ACM.
___5. Significantly damaged friable miscellaneous ACM.
___6. Damaged friable miscellaneous ACM.
___7. ACBM with potential for significant damage.
___8. ACBM with potential for damage.
___9. Remaining friable ACBM and suspect friable ACBM.

Definitions:
Significantly Damaged: ___Greater than or equal to 10% damage evenly distributed over the entire material, or ___greater than or equal to 25% damage within localized area of the material.
Damaged: ___Less than 10% damage evenly distributed over the entire material, or ___less than 25% damage confined to a localized area of the material.

3. This material is ___friable; ___non-friable.

4. A. The material is damaged because of:___physical contact; ___water; ___air flow;___deterioration;___ delamination; ___previous repair; ___debris (similar in appearance to material); ___other:_____

B. The potential for disturbance is:___high potential (HP); ___moderate potential (MP); ___low potential (LP), due to the following:
(Worst condition determines potential for disturbance):

	HP	*MP*	*LP*
Frequency of Traffic:			
Maintenance Personnel	___Daily	___Weekly	___Monthly
Building Occupant	___Daily	___Weekly	___Monthly
Public	___Yes	___Yes	___No
Access Height	___<10 ft.	___10-25 ft.	___>25 ft.
Presence in Air Plenum	___Supply	___Return	___No
Exposure of Material	___Open	___Moveable Barrier	___Fixed Barrier
Degree of Vibration/Noise	___High	___Moderate	___Low

5. ___This Homogeneous ***AREA WAS NOT ACCESSIBLE*** for reinspection and reassessment for the following reasons:
__1. Area was undergoing demolition; ___2. Area under renovation; ___3. Area permanently sealed off; ___Other; ***See Comments***

6.___ Samples taken on _____ by _____
Comments: _____

Inspector's signature: _____ See attached signed and dated Inspector's Certification.

AHERA REINSPECTION REPORT

LEA NAME: Ronald Hathaway, Jr. **PROJECT NUMBER: FEI-21AS435**
CITY/STATE: Richmond, VA **AHERA INSPECTOR: David R. Patterson**
CAMPUS NAME: Elizabeth D. Redd ES **NUMBER: 04** **INSPECTION DATE: 8/30/21**
CITY: Richmond, VA **CERTIFICATION NUMBER: FEI-3269**
BUILDING NAME: N/A **NUMBER: 04** **STATE LICENSE NUMBER: 3303001539**

INFORMATION – FROM INITIAL MANAGEMENT PLAN

HOMOGENEOUS SAMPLING AREA: N/A **LOCATION: Throughout** **SYSTEM: Ceiling**
ACM TYPE: 2'x2' Ceiling Tiles **ASBESTOS: Presumed** **FRIABLE: Yes**
DAMAGE CATEGORY:
REASON FOR DAMAGE:
RECOMMENDED RESPONSE ACTION: **MATERIAL QUANTITIES: 3,646SF**
RESPONSE ACTION SCHEDULE:
START DATE: N/A **COMPLETION DATE: On-Going**

RESULTS OF REINSPECTION AND REASSESSMENT

1. √ This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition ***HAS NOT CHANGED*** when compared to the condition determined during the initial AHERA inspection and as reported in the Management Plan on file at the appropriate locations within the LEA.
Inspector's signature: DR Patterson See the attached signed and dated Inspector's Certification.

2. ___ This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition ***HAS CHANGED*** from that reported in the initial AHERA inspection report and Management Plan because of the following:

___ The current ***DAMAGE CATEGORY*** is determined to be:

___1. Significantly damaged thermal system insulating ACM.
___2. Damaged thermal system insulating ACM.
___3. Significantly damaged friable surfacing ACM.
___4. Damaged friable surfacing ACM.
___5. Significantly damaged friable miscellaneous ACM.
___6. Damaged friable miscellaneous ACM.
___7. ACBM with potential for significant damage.
___8. ACBM with potential for damage.
___9. Remaining friable ACBM and suspect friable ACBM.

Definitions:
Significantly Damaged: ___Greater than or equal to 10% damage evenly distributed over the entire material, or ___greater than or equal to 25% damage within localized area of the material.
Damaged: ___Less than 10% damage evenly distributed over the entire material, or ___less than 25% damage confined to a localized area of the material.

3. This material is ___friable; ___non-friable.

4.A. The material is damaged because of:___physical contact; ___water; ___air flow;___deterioration;___ delamination; ___previous repair; ___debris (similar in appearance to material); ___other:_____

B. The potential for disturbance is:___high potential (HP); ___moderate potential (MP); ___low potential (LP), due to the following:
(Worst condition determines potential for disturbance):

	HP	*MP*	*LP*
Frequency of Traffic:			
Maintenance Personnel	___Daily	___Weekly	___Monthly
Building Occupant	___Daily	___Weekly	___Monthly
Public	___Yes	___Yes	___No
Access Height	___<10 ft.	___10-25 ft.	___>25 ft.
Presence in Air Plenum	___Supply	___Return	___No
Exposure of Material	___Open	___Moveable Barrier	___Fixed Barrier
Degree of Vibration/Noise	___High	___Moderate	___Low

5. ___This Homogeneous ***AREA WAS NOT ACCESSIBLE*** for reinspection and reassessment for the following reasons:
__1. Area was undergoing demolition; ___2. Area under renovation; ___3. Area permanently sealed off; ___Other; ***See Comments***

6.___ Samples taken on _____ by _____
Comments: _____

Inspector's signature: _____ See attached signed and dated Inspector's Certification.

AHERA REINSPECTION REPORT

LEA NAME: Ronald Hathaway, Jr.
CITY/STATE: Richmond, VA
CAMPUS NAME: Elizabeth D. Redd ES **NUMBER:** 05
CITY: Richmond, VA
BUILDING NAME: N/A **NUMBER:** 05

PROJECT NUMBER: FEI-21AS435
AHERA INSPECTOR: David R. Patterson
INSPECTION DATE: 8/30/21
CERTIFICATION NUMBER: FEI-3269
STATE LICENSE NUMBER: 3303001539

INFORMATION – FROM INITIAL MANAGEMENT PLAN

HOMOGENEOUS SAMPLING AREA: N/A **LOCATION:** 1st & 2nd Floor Classrms. & Auditorium **SYSTEM:** Flooring
ACM TYPE: Vinyl Floor Tiles - Reddish **ASBESTOS:** Yes **FRIABLE:** No
DAMAGE CATEGORY:
REASON FOR DAMAGE:
RECOMMENDED RESPONSE ACTION: **MATERIAL QUANTITIES:** 12,960SF
RESPONSE ACTION SCHEDULE:
START DATE: N/A **COMPLETION DATE:** On-Going

RESULTS OF REINSPECTION AND REASSESSMENT

1. √ This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition ***HAS NOT CHANGED*** when compared to the condition determined during the initial AHERA inspection and as reported in the Management Plan on file at the appropriate locations within the LEA.
Inspector's signature: DR Patterson See the attached signed and dated Inspector's Certification.

2. ___ This homogeneous area was reinspected and reassessed, in accordance with Section 763.85 and 763.88 of the AHERA, and its condition ***HAS CHANGED*** from that reported in the initial AHERA inspection report and Management Plan because of the following:

___ The current ***DAMAGE CATEGORY*** is determined to be:

___1. Significantly damaged thermal system insulating ACM.
___2. Damaged thermal system insulating ACM.
___3. Significantly damaged friable surfacing ACM.
___4. Damaged friable surfacing ACM.
___5. Significantly damaged friable miscellaneous ACM.
___6. Damaged friable miscellaneous ACM.
___7. ACBM with potential for significant damage.
___8. ACBM with potential for damage.
___9. Remaining friable ACBM and suspect friable ACBM.

Definitions:
Significantly Damaged: ___Greater than or equal to 10% damage evenly distributed over the entire material, or ___greater than or equal to 25% damage within localized area of the material.
Damaged: ___Less than 10% damage evenly distributed over the entire material, or ___less than 25% damage confined to a localized area of the material.

3. This material is ___friable; ___non-friable.

4.A. The material is damaged because of:___physical contact; ___water; ___air flow;___deterioration;___ delamination; ___previous repair; ___debris (similar in appearance to material); ___other:_____

B. The potential for disturbance is:___high potential (HP); ___moderate potential (MP); ___low potential (LP), due to the following:
(Worst condition determines potential for disturbance):

	HP	*MP*	*LP*
Frequency of Traffic:			
Maintenance Personnel	___Daily	___Weekly	___Monthly
Building Occupant	___Daily	___Weekly	___Monthly
Public	___Yes	___Yes	___No
Access Height	___<10 ft.	___10-25 ft.	___>25 ft.
Presence in Air Plenum	___Supply	___Return	___No
Exposure of Material	___Open	___Moveable Barrier	___Fixed Barrier
Degree of Vibration/Noise	___High	___Moderate	___Low

5. ___This Homogeneous ***AREA WAS NOT ACCESSIBLE*** for reinspection and reassessment for the following reasons:
___1. Area was undergoing demolition; ___2. Area under renovation; ___3. Area permanently sealed off; ___Other; ***See Comments***

6.___ Samples taken on _____ by _____
Comments: _____

Inspector's signature: _____ See attached signed and dated Inspector's Certification.

REPORT OF MANAGEMENT PLANNER REVIEW AND LEA RESPONSE

LEA NAME: Ronald Hathaway, Jr.
CITY/STATE: Richmond, VA
SCHOOL NAME: Elizabeth D. Redd ES
ADDRESS: 5601 Jahnke Road
HOMOGENEOUS AREA #: 01; 02; 03; 04; & 05

PROJECT NUMBER: FEI-21AS435
MANAGEMENT PLANNER: David R. Patterson
INSPECTION DATE: 08-30-21
CERTIFICATION NUMBER: FEI-3277
STATE CERT. NUMBER: 3304001032

In accordance with Section 763.88 and 763.90 of the Asbestos Hazard Emergency Response Act the LEA must select a Management Planner to review the results of the reinspection and reassessment, and recommend appropriate Response Actions. The original Inspection Report, the original Management Plan, and the Report of Reinspection of the above identified homogeneous area have been reviewed in accordance with Sections 763.88 and 763.90 with the following recommendation:

_√_ **A.** The ***RESPONSE ACTION*** recommendation in the original Management Plan is still appropriate.

_√_ **B.** The ***RESPONSE ACTION*** listed in the original Management Plan should be ***CHANGED*** because changes in the conditions of the asbestos-containing material as reported in the Report of Reinspection warrant a recommendation of:

_√_ 1 ***REPAIR*** the damaged material.
__2. ***REMOVE*** the damaged material.
__3. ***ENCLOSE*** the damaged material.
__4. ***ENCAPSULATE*** the damaged material.
__5. ***OPERATIONS AND MAINTENANCE*** (O&M) program.
__6. ***OTHER:*** _____

Comments:
Homogeneous Area #2: Lots of 1"x1" Stick-On Ceiling Tiles coming Loose and/or Already Missing! Needs to be repaired and/or replaced!

Management Planner's Signature: DR Patterson See attach signed and dated Management Planner's Certification.

The LEA's response to the above recommendation is:

____ **A.** The recommended response action is ***ACCEPTED:***

Response action schedule is: Start Date: _____ Completion Date: _____

____ **B.** The recommended response action is ***NOT ACCEPTED***. The LEA's intended response action is:

_____

_____

_____

Response action schedule is: Start Date: _____ Completion Date: _____

Individual Authorized to sign for LEA:

Name: _____ Signature: _____

Title: _____

Telephone Number: _____ Date: _____

CERTIFICATIONS

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation
9960 Mayland Drive, Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

EXPIRES ON
11-30-2023

NUMBER
3303001539

BOARD FOR ASBESTOS, LEAD, AND HOME INSPECTORS
ASBESTOS INSPECTOR LICENSE

DAVID RANDOLPH PATTERSON
11078 PALMWOOD CIR
MECHANICSVILLE, VA 23116

DPOR

Status can be verified at http://www.dpor.virginia.gov

DPOR-LIC (02

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

COMMONWEALTH of VIRGINIA

Department of Professional and Occupational Regulation
9960 Mayland Drive, Suite 400, Richmond, VA 23233
Telephone: (804) 367-8500

EXPIRES ON
11-30-2023

NUMBER
3304001032

BOARD FOR ASBESTOS, LEAD, AND HOME INSPECTORS
ASBESTOS MANAGEMENT PLANNER LICENSE

DAVID RANDOLPH PATTERSON
11078 PALMWOOD CIR
MECHANICSVILLE, VA 23116

DPOR

Status can be verified at http://www.dpor.virginia.gov

DPOR-LIC (02/2017)

(SEE REVERSE SIDE FOR PRIVILEGES AND INSTRUCTIONS)

(DETACH HERE)

DPOR COMMONWEALTH of VIRGINIA
Department of Professional and Occupational Regulation

BOARD FOR ASBESTOS, LEAD, AND HOME INSPECTORS
ASBESTOS MANAGEMENT PLANNER LICENSE
NUMBER: 3304001032 EXPIRES: 11-30-2023

DAVID RANDOLPH PATTERSON
11078 PALMWOOD CIR
MECHANICSVILLE, VA 23116

(FOLD)

DPOR-PC (02/2017)

Status can be verified at http://www.dpor.virginia.gov

2024

ECS Mid-Atlantic, LLC

Three-Year AHERA Re-Inspection Report

Elizabeth D. Redd Elementary School (Former Elizabeth Redd Elementary School)
5601 Jahkne Road
Richmond, Virginia 23225

For:
Richmond Public Schools Facility Services
1461-A Commerce Road, Richmond, Virginia 23224

ECS Job Number 47:14492
October 17, 2024

October 17, 2024

Mr. Ronald Hathaway Jr.
Director of Facilities
Richmond Public Schools Facility Services
1461-A Commerce Road
Richmond, Virginia 23224

ECS Project No. 47:19442

Reference: Three-Year AHERA Re-inspection Report
Elizabeth D. Redd Elementary School (Former Elizabeth Redd Elementary School)
5601 Jahkne Road
Richmond, Virginia 23225

Dear Mr. Hathaway:

On September 12, 2024, ECS conducted a 3-Year reinspection of the identified and assumed asbestos-containing material(s) within the above referenced building in general accordance with US EPA Asbestos Hazard Emergency Response Act (AHERA) regulations under 40 CFR 763. During the site visit, ECS was assisted by Richmond Public Schools personnel.

Attached is the 3-Year Reinspection Report for Elizabeth D. Redd Elementary School. The next Three-Year Reinspection must be performed in September 2027 as required by US EPA by a Virginia licensed asbestos inspector or management planner. The 6-month periodic surveillance should be performed in March 2025. This surveillance can be performed by trained RPS personnel.

This report along with all other existing documentation should be maintained at the building and in the central record keeping office as a record with respect to the status of asbestos in the building. This report should also be available for review by parents, teachers, school employees, and outside contractors. **Parents, teachers, and employee organizations should continue to be notified of the availability of the asbestos management plan annually.**

If any renovation or demolition activities are planned within the school buildings, an asbestos survey is recommended prior to the renovation/demolition in the areas to be impacted in order to identify asbestos containing building materials (if any) not covered by the original AHERA survey or any other building materials not readily accessible or concealed within the school building components. This report is subject to the limitations and qualifications found in ECS AHERA cover letter report dated October 17, 2024.

Please contact us if there are questions regarding this report or if you need further information.

Respectfully,

ECS MID-ATLANTIC, LLC

Rob Curran
Senior Environmental Project Manager

Christopher J. Chapman, CIH
Principal/Director of Industrial Hygiene

Attachments:
AHERA 3-Year Reinspection Report
Asbestos Virginia Licenses

AHERA Three-Year Reinspection Report

Date of 3-Year Reinspection:	September 12, 2024
Building Name:	Elizabeth D. Redd Elementary School
Building Address:	5601 Jahkne Road Richmond, Virginia 23225
Name of Person Conducting the 3-Year Reinspection:	Robert Curran

Description of Areas Covered by this Report:

Elizabeth D. Redd Elementary School

ECS' inspection was performed based on materials identified in the school system's Asbestos O&M Plan prepared by Davis & Floyd, Inc. in October 1988, and the most recent reinspection report prepared by ECS in September 2009.

Physical Assessment

According to EPA regulation 40 CFR 763.88, non-friable and friable materials must be placed into one of seven physical assessment categories. These seven physical assessment categories are listed in the AHERA regulations and should be included in the O&M Plan of each school.

1 – Damaged or Significantly Damaged TSI ACBM;

2 – Damaged Friable Surfacing ACBM;

3 – Significantly Damaged Friable Surfacing ACBM;

4 – Damaged or Significantly Damaged Friable Miscellaneous ACBM;

5 – ACBM with Potential for Damage;

6 – ACBM with Potential for Significant Damage;

7 – Any Remaining Friable ACBM or Friable Suspected ACBM.

The Physical Assessment Categories are designed to assist the Richmond Public Schools and the Management Planner (ECS) in prioritizing response actions to address damaged friable ACMs. Non-friable materials are not placed into Physical Assessment Categories unless they become friable.

Specific Observations and Recommended Response Actions for Elizabeth D. Redd Elementary School

- Asbestos-containing fissure/pinhole pattern ceiling tiles were identified by ECS during another limited asbestos assessment. These ceiling tiles should be removed and replaced as soon as reasonably possible by a properly licensed asbestos-abatement contractor because of their high potential for disturbance.

- Selected 9"x9" floor tiles in the 2nd floor custodian's closet were significantly damaged with cracks, chips, and mastic exposed; it is recommended that the tiles be repaired or replaced. This can be done as an O&M activity by a 16-hour trained employee.

- Asbestos-containing drywall joint compound was identified at the wall as you enter the pod classrooms. The drywall and joint compound throughout the pod should be assumed to be asbestos-containing and any activity that would disturb the wall systems in the pod should be considered an asbestos response action.

The spread sheet listing Asbestos Containing Materials currently observed at the school is attached.

If during future Periodic Surveillance inspections the condition of an ACM has deteriorated or become damaged or friable, please immediately contact the LEA designee for RPS to discuss the appropriate response action to reduce the asbestos hazard.

Rob Curran
Asbestos Inspector, ECS Mid-Atlantic, LLC
Virginia DPOR Asbestos Inspector Certificate #3303003809
Signature of Person Completing the Three-Year AHERA Reinspection

Christopher J. Chapman, CIH
Asbestos Management Planner, ECS Mid-Atlantic, LLC
Virginia DPOR Asbestos Management Planner Certificate #3304000318
Signature of Person Reviewing the Three-Year AHERA Reinspection

Rob Curran
Asbestos Management Planner, ECS Mid-Atlantic, LLC
Virginia DPOR Asbestos Management Planner Certificate #3304001720
Signature of Person Reviewing the Three-Year AHERA Reinspection

DPOR License Lookup License Number 3304000318

License Details

Name	CHAPMAN, CHRISTOPHER JOHN
License Number	3304000318
License Description	Asbestos Management Planner License
Rank	Asbestos Management Planner
Address	CHESTERFIELD, VA 23832-0000
Initial Certification Date	1989-01-03
Expiration Date	2025-01-31

The data located on this website are not the public records of the Department of Professional and Occupational Regulation (DPOR). All public records are physically located at DPOR's Public Records Section: 9960 Mayland Drive, Suite 400, Richmond, VA 23233. While DPOR works to ensure the accuracy of the data provided online, the data available on these pages are updated routinely but may not be up to date at all times (due to document processing delays, technical maintenance, etc.).

DPOR assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any reliance on data provided online. While DPOR has attempted to ensure that the data contained herein are accurate and reflect the status of its regulants, DPOR makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. If discrepancies or errors are discovered, please inform DPOR so that appropriate action may be taken.

DPOR License Lookup build 1,480 (built 2024-04-05 04:28:10).

DPOR License Lookup License Number 3304001720

License Details

Name	CURRAN, ROBERT WILLIAM
License Number	3304001720
License Description	Asbestos Management Planner License
Rank	Asbestos Management Planner
Address	MECHANICSVILLE, VA 23111
Initial Certification Date	2023-02-07
Expiration Date	2025-02-28

DPOR License Lookup build 1,480 (built 2024-04-05 04:28:10).

DPOR License Lookup License Number 3303003809

License Details

Name	CURRAN, ROBERT WILLIAM
License Number	3303003809
License Description	Asbestos Inspector License
Rank	Asbestos Inspector
Address	MECHANICSVILLE, VA 23111
Initial Certification Date	2012-11-30
Expiration Date	2024-11-30

The data located on this website are not the public records of the Department of Professional and Occupational Regulation (DPOR). All public records are physically located at DPOR's Public Records Section: 9960 Mayland Drive, Suite 400, Richmond, VA 23233. While DPOR works to ensure the accuracy of the data provided online, the data available on these pages are updated routinely but may not be up to date at all times (due to document processing delays, technical maintenance, etc.).

DPOR assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any reliance on data provided online. While DPOR has attempted to ensure that the data contained herein are accurate and reflect the status of its regulants, DPOR makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. If discrepancies or errors are discovered, please inform DPOR so that appropriate action may be taken.

DPOR License Lookup build 1,480 (built 2024-04-05 04:28:10).

RICHMOND PUBLIC SCHOOLS ROUTINE ASBESTOS SURVEY

SCHOOL: **Elizabeth D. Redd Elementary School**
ADDRESS: **5601 Jahnke Road, Richmond, VA**

DATE 9/12/2024
INSPECTED By: RC
Next Survey Date 3/13/2025

WAS MANAGEMENT PLAN AVAILABLE: No

FLOOR	ROOM/AREA	MATERIAL	FRIABLE/ NON-FRIABLE	HAZARD RANK	Was area ACCESSIBLE?	Was Material observed.?	CONDITION of MATERIAL
1	Aud-1	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown w/ white streak observed.
	Auditorium	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown w/ white streak observed.
	(B 21)	Vinyl Floor Covering	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown w/ white streak observed.
	(B 24)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown w/ white streak observed.
	(B 25)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown w/ white streak observed.
	Café 1	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 12x12 Floor Tile, white w/ gray streak observed.
	Café 2	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 12x12 Floor Tile, white w/ gray streak observed.
	Corridor 2	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 12x12 Floor Tile, white observed.
	Corridor 3	9x9 Vinyl Tile and Mastic	Non Friable	7	Yes	No	12x12 Floor Tile, beige mottled observed.
	Corridor 4	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 12x12 Floor Tile, white observed.
	101 (CR 2)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown observed.
	101 Bathroom	Sheet Flooring	Non Friable	7	Yes	Yes	Good. 12x12 Floor Tile, red observed.
	101 (B 2)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown observed.

FLOOR	ROOM/AREA	MATERIAL	FRIABLE/ NON-FRIABLE	HAZARD RANK	Was area ACCESSIBLE?	Was Material observed.?	CONDITION of MATERIAL
1	101 (B 3)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown observed.
	106 (CR 20)	9x9 Vinyl Tile, beige w/ tan streak and Mastic	Non Friable	5	Yes	Yes	Damaged; 10-15 tiles delaminating at entrance.
	106 Closet (B 19)	9x9 Vinyl Tile, beige w/ tan streak and Mastic	Non Friable	7	Yes	Yes	Good.
	106 Closet (B 20)	9x9 Vinyl Tile, beige w/ tan streak and Mastic	Non Friable	7	Yes	Yes	Good.
	103 (CR 21)	9x9 Vinyl Tile, beige w/ tan streak and Mastic	Non Friable	7	Yes	Yes	Good.
	103 Closet (B 22)	9x9 Vinyl Tile, beige w/ tan streak and Mastic	Non Friable	7	Yes	Yes	Good.
	105 (CR 22)	9x9 Vinyl Tile, beige w/ tan streak and Mastic	Non Friable	7	Yes	Yes	Good.
	104 (CR 23)	9x9 Vinyl Tile, beige w/ tan streak and Mastic	Non Friable	7	Yes	Yes	Good.
	102 (CR 3)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile observed.
	102 Bathroom	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 12x12 Floor Tile, red observed.
	102 Closet (B 4)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile observed.
	102 Closet (B 5)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile observed.

FLOOR	ROOM/AREA	MATERIAL	FRIABLE/ NON-FRIABLE	HAZARD RANK	Was area ACCESSIBLE?	Was Material observed.?	CONDITION of MATERIAL
1	107 (CR 5)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown observed.
	107 Bathroom	Sheet Flooring	Non Friable	7	Yes	Yes	Good. Red Sheet Flooring
	107 Closet (B 6)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown observed.
	107 Closet (B 7)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown observed.
	108 (CR 6)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown observed.
	108 Bathroom	Sheet Flooring	Non Friable	7	Yes	Yes	Good. Red Sheet Flooring
	108 Closet (B 8)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown observed.
	108 Closet (B 9)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown observed.
	109 (CR 7)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile observed.
	109 Bathroom	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 12x12 Floor Tile, red observed.
	109 Closet (B 10)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile observed.
	109 Closet (B 11)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile observed.
	110 (CR 8)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile observed.
	110 Bathroom	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 12x12 Floor Tile, red observed.
	110 Closet (B 12)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile observed.
	110 Closet (B 13)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile observed.

FLOOR	ROOM/AREA	MATERIAL	FRIABLE/ NON-FRIABLE	HAZARD RANK	Was area ACCESSIBLE?	Was Material observed.?	CONDITION of MATERIAL
1	H-H3	Vinyl Tile	Non Friable	7	Yes	No	Room Not Found; Maybe Renamed
	Janitor's Closet Z	Vinyl Tile	Non Friable	7	Yes	No	Room Not Found; Maybe Renamed
	Room 23	Vinyl Tile	Non Friable	7	Yes	No	Not Found
	S2	Vinyl Tile	Non Friable	7	Yes	No	Not Found
	S3	Vinyl Tile	Non Friable	7	Yes	No	Not Found
2	Corridor 5	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 12x12 Floor Tile, beige observed.
	Book Storage RM	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown observed.
	224 (CR 10)	Vinyl Tile	Non Friable	5	Yes	Yes	Minor Damage at Door. 9x9 Floor Tile, brown observed.
	215 (CR 11)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown observed.
	205 (CR 12)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 12x12 Floor Tile, beige w/ white smear observed.
	216 (CR 13)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown observed.
	217 (CR 14)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown observed.
	222 (CR 15)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown observed.
	218 (CR 16)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 12x12 Floor Tile, beige observed.
	219 (CR 17)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown observed.
	220 (CR 18)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown observed.

FLOOR	ROOM/AREA	MATERIAL	FRIABLE/ NON-FRIABLE	HAZARD RANK	Was area ACCESSIBLE?	Was Material observed.?	CONDITION of MATERIAL
2	221 (CR 19)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown observed.
	ICC	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, brown observed.
	Janitor's/Storage RMS	Vinyl Tile	Non Friable	5	Yes	Yes	Damaged. 9x9 Floor Tile, brown observed.
	214 (CR 9)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 12x12 Floor Tile, beige w/ white smear observed.
	L & M	Vinyl Tile	Non Friable	7	Yes	No	Room Not Found; Maybe Renamed
	Teacher's Lounge	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, green/white observed.
1	Teacher's Lounge (B 15)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, green/white observed.
	Teacher's Lounge (B 15)	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 9x9 Floor Tile, green/white observed.
All	Stairwells	Vinyl Tile	Non Friable	7	Yes	Yes	Good. 12x12 Floor Tile, beige mottled observed.
unknown	Bathroom 7	Vinyl Floor Tile	Non Friable	7	Yes	Yes	Good. 12x12 Floor Tile over 9x9 floor tile.
	Bathroom 8	Vinyl Floor Tile	Non Friable	7	Yes	Yes	Good. 12x12 Floor Tile over 9x9 floor tile.
-	Throughout the Pod Classrooms	Fissure Pattern Ceiling Tile	Friable	5	Yes	Yes	Good Condition, Fribale ACBM with Potential for Damage. Confirmed ACM (ECS 47:14153-D).
-	Throughout Exterior Windows	Window Frame Caulk	Non Friable	NA	Yes	Yes	Damaged, Enclosed with Paint. Confirmed ACM (ECS 47:14153-D).
-	Throughout Exterior Windows	Window Sash Glazing	Non Friable	NA	Yes	Yes	Damaged, Enclosed with Paint. Confirmed ACM (ECS 47:14153-D).

FLOOR	ROOM/AREA	MATERIAL	FRIABLE/ NON-FRIABLE	HAZARD RANK	Was area ACCESSIBLE?	Was Material observed.?	CONDITION of MATERIAL
-	Throughout Pod Hallway and Classrooms	Drywall and Joint Compound	Non Friable	NA	Yes	Yes	Good. Confirmed ACM (ECS 47:14153-D).

Notes:

Boiler Room ceiling is rough coat or textured plaster and was not tested- minor damage to 7 sq. ft. The window caulk, window glazing, fissure/pinhole pattern ceiling tiles, and drywall joint compound in the Pod hallway and classroom were identified as asbestos-containing materials in a separate survey performed by ECS. There is positive black mastic in all non-corridor areas. Assume DW + JC throughout POD is asbestos-containing. Older asbestos containing floor tiles and/or associated mastic may be present beneath newer 12x12 floor tiles and carpet. Suspect asbestos-containing corrugated pipe insulation was observed above the solid plaster ceiling in the teacher's lounge. This material should be assumed to be concealed behind walls and ceilings and in chases throughout the school

* Exterior suspect ACM materials are located outside of the building and are not covered under AHERA.