



Asher Chancey <recording@mastermanhsa.org>

Questions, Concerns and Clarifications

1 message

Barbara Dallao <bartichaut@gmail.com>

Fri, Jan 22, 2021 at 3:42 PM

To: "Brown, Jessica" <jebrown@philasd.org>

Cc: Stephen Link <slink@philasd.org>, "Bonewicz, Paul" <pbonewicz@philasd.org>, jwilkerson@philasd.org, lehinton@philasd.org, jdanzy@philasd.org, amciver@philasd.org, lhuang@philasd.org, mmccolgan@philasd.org, Barbara Dallao <president@mastermanhsa.org>, Michal Leventhal <vp1@mastermanhsa.org>, Andi Shuster <treasurer@mastermanhsa.org>, Alecia Burke <recording@mastermanhsa.org>, daniela depaola <daniela.depaola@gmail.com>

Dear Ms. Brown and members of the District Environmental Team,

In preparation for our meeting on February 2nd, we are sharing in advance, our list of questions, concerns and follow ups. We want to be transparent about our expectations and hope having this list will make the meeting more productive.

We are once again requesting that you share the photos and DDC reports for all remediation work that happened this year at Masterman. We have asked for this information on multiple occasions (actually since our December meeting). We were told it would be shared but have not received it. If you are not able to provide this information by Monday, please let us know when you will provide it.

In order for us to be partners in our building with the District and advocates for our students and teachers we need to receive all information so that we have time to thoroughly review and assess it.

We have also copied members of the Board of Education on this e-mail because many of our questions and protocols were vigorously discussed at Board Building and Facilities meetings last year. Many of our questions reflect questions and protocols Board members raised themselves. We think it is important for the Board to continue to follow up on these issues in the best interest of keeping all District students, staff and teachers safe.

Thank you for your time and consideration in these matters.

Sincerely,
The Masterman HSA Executive Board

Questions, Concerns and Clarification Requests:

MASTERMAN SPECIFIC ISSUES:

Requested in December and in multiple subsequent e-mails - still waiting for the information - Please provide DDC (Design Data Collection) reports and all photos associated with remediation work at Masterman for this school year (2020-2021). Please be sure this includes DDC reports for the imminent hazard in room 14 and the boys' bathroom next to room 203. Please provide this in a timely fashion so that we have time to review the information before the February 2nd meeting.

Please provide a complete and chronological list of all areas of remediation work at Masterman from last year (2019-2020) through this year (2020-2021). Please include any remediation work that is still pending if there is any, and mark work as either "completed" or "pending". Some reports seem to list certain work orders both last year and this year.

Scope and schedule of the Masterman roof replacement project - Please provide the information at our meeting and post to the Masterman website. In addition to the roof itself, we would also like to know if the deck area of the roof will be made ADA compliant as well as all doors leading to the roof area. There are multiple sets of doors that lead to the outside roof area. Also, will the basketball area be surfaced with a more appropriate material than cement to avoid concussions. These are requests we made to Mr. Creedon last year. It is our understanding from Environmental updates at School Board Building and Facilities meetings last year that the District would consider addressing such ancillary issues when engaging in a capital project at a school.

We need all areas above drop ceiling tiles analyzed for possible environmental hazards at Masterman and if testing indicates there are hazards, to have them addressed before students and teachers return to the building. To that end, please let us know what process you will be use to assess these areas. We would also like to see photos of these areas

by room. Note: All basement classrooms have drop ceilings as well as the science classroom on the 5th floor. There may be other classrooms as well but we are certain of these areas.

We request that a specific inspection is made of the area behind the lockers in the art room, 14. This is the room where an imminent hazard was recently identified and remediated. There is concern that the area behind the lockers in that room is inspected for any ACMs or damaged ACMs.

The gym ceiling which has peeling paint needs to be analyzed for lead and stabilized before students and teachers return to the building. (We were informed that the ceiling has been repainted.)

We would like a better understanding of the standard used in creating and assessing the adequacy of ventilation for Masterman. Our school report shows all "0"s. What do the "0"s mean? What is considered adequate ventilation? What tests were performed to assess this and what company performed these tests at Masterman? Please share test results.

We would like to know how many high access areas and classrooms at Masterman have exposed asbestos pipe insulation. As we discuss best ways to manage asbestos in place at Masterman, we would also like to know the approximate total cost (including disposal of ACM material) of removing all the insulation from one of the floor to ceiling pipes (common in classrooms) vs. the cost of remediating or removing a small area of damaged insulation.

When was the last 6 month walk-through at Masterman?

When is the next 3 year walk-through scheduled for Masterman?

We would like to understand the "manage in place plan" for our school.

We would like to have periodic follow-ups with the District Environmental team and our group. We think that it would be helpful to come together at the beginning, middle and near end of a school year to share information.

CLARIFICATION REQUESTS:

We believe the six month walk-through should be a 100% check and not just a spot check. Please share what percentage of rooms in the school are checked on a six month walk-through. If this is only a spot check, what is the cost of a 100% walk-through at Masterman (as an example) vs. a spot check walk-through?

If a third party remediation team does work at a school, who is the District person that signs off on the completed job and is a District person present while remediation work is being done? Forms are signed by the Director of OEMS, currently Stephen Link, but does that mean that he has actually inspected the completed job personally?

Is the District supporting the environmental team with enough staffing to address asbestos and environmental issues for all schools in the District? We understood from reports shared at School Board Building and Facilities meetings that the team was insufficiently staffed last year. How large is the current 440 Environmental Team?

DEFINITIONS AND PROTOCOLS:

Please provide the District definition of imminent hazard along with photos and examples.

We would like to understand current District reporting protocols to stakeholders (i.e. parents, teachers, staff, PFT). What is the District required to report or is there any requirement? We feel that true partnership requires full transparency with all stakeholders about all remediation work at a school and not just imminent hazards. The District should share this information with families, teachers and the PFT in real time. This is not happening currently and there should be a Districtwide policy for all District schools. Without a policy in place, stakeholders never know what they don't know. This fosters distrust rather than trust.

To support this request of full reporting there needs to be agreement on the definition of "full reporting" and sharing information in real time - beginning with the date a damaged ACM is identified (sharing of DDC reports), to the response and abatement timeline (whether imminent hazard or incidental) to final air testing data with photos of the job in progress.

A clear set of procedures needs to be shared with families about classroom closures/school closure for imminent hazards.

[Recommendation for the District to use a database for all environmental/remediation work orders which is accessible to all stakeholders and would be a more efficient, appropriate, and transparent way to share information.](#)

Please share District response timelines for remediation of imminent hazard vs. incidental damage remediation work. The expected response time may be different and needs clarification.

What are the District standards for repairing ACM damage vs. removal? Does the standard change depending on the location of the ACM e.g. a high traffic area like a classroom, or an area like a gym where there is high risk of an ACM being hit by balls etc that could damage the ACM area vs. a low traffic area?

The District mentioned labeling all ACMs in school buildings. How will they do that? What will be the standard for labeling? What is the timeline for labeling?

The District should inform each teacher (using photos) of all ACMs in their classrooms at the beginning of a school year. Families should also receive this information. (We know that 3 year reports list ACMs by room but they are cumbersome and information should be shared by classroom.)

There should be a standard of informing families and teachers at the beginning of the school year of the location of the work log book in their school. The book must be kept up to date and that standard of what "up to date" means should be clearly communicated to all stakeholders as well. (If information and work orders were all kept in a database available for public view, then up to date information would automatically be available to all stakeholders. It seems the District needs to move to an online platform.)

All of the above information including any letters sent by the District should be easily accessible via a school's website as well the District website. Information relating to asbestos work (past or present) should not be removed/deleted and should remain easily accessible.

Notification of the PFT - Who notifies the PFT and how? The PFT needs to be notified of all work at a school in real time so that the PFT can weigh in or ask questions as needed. Is this currently happening?