



FREQUENTLY ASKED QUESTIONS REGARDING SITE WORK AT THE MACPHAILS SCHOOL SITE

February 2010

What work has the school district been doing at the MacPhail school site?

During our assessment of the buildings and overall facilities at the MacPhail school site, it came to our attention that there was a significant amount of items stored in the buildings that needed to be removed. The former occupants left some items, but the majority of items had been stored there for several years by our district maintenance staff. Other than for storage, the District has not used the site.

How were these stored items removed, and what was done with items once they were removed?

After removal, all stored items were reviewed to see if they were salvageable. Many of the other items that are still usable have been stored in containers. Many items were no longer useable as they were old, broken and/or out of date. These items were placed in debris boxes provided by the Marin Sanitary District for recycling or disposal.

All staff that worked in the buildings has been certified to wear respirators in this environment. In addition, the District hired Sensible Environmental Solutions, an environmental consultant, who provided on-site monitoring and air quality testing to ensure that our staff followed the correct procedures, ensuring that no inadvertent action created a situation that could be remotely unsafe.

The results of the air testing provided additional assurances that the air quality in the buildings had low levels of detectable hazardous materials and at a minimum were below the Cal/OSHA permissible exposure limits (PELs). As a continued precaution, we will follow the same protocols for any additional removal of any further items that may be store or recycled or disposed of to ensure the highest level of safety.

Is the District complying with all applicable laws?

Yes, we are fully compliant with all applicable laws. The District regularly undertakes these types of activities throughout our facilities district wide. Our staff is very familiar with all applicable environmental requirements and how to ensure that all abatement work is performed without exposing any District employees, students, or nearby individuals.

Specific to the removal of items from the MacPhail school site;

1. *All interior hazardous materials abatement work was conducted in accordance with the Hazardous Materials Abatement Contract Documents (Plans and Specifications) that the Hazardous Materials Contractor (Per B&P Code section 7058.7) bid to, as well as all applicable Federal, State and Local regulations.*
2. *All interior hazardous materials related work was conducted by a Cal/OSHA Licensed and Registered Asbestos Contractor with California Department of Public Health (CDPH) lead certified Supervisors and workers.*
3. *All interior hazardous materials related work requires that the Hazardous Materials Contractor provide a submittal package that outlines their "Project Approach" to the project to meet Contract Document and Regulatory Requirements. This project was reviewed and approved prior to the start of any work.*
4. *The Hazardous Materials Contractor was required to perform personal air monitoring on their work force every day throughout the abatement process that is more stringent than Regulatory Requirements.*
5. *The District will retain a Hazardous Materials Consultant who maintains Cal/OSHA Certified Asbestos Consultants and CDPH certified Lead Project Monitors and Lead Inspectors / Assessors who will be on-site during the entire abatement process. Duties to be included by the Hazardous Materials Consultant will include:*
 - a. *Providing Hazardous Materials Management Services during abatement operations.*
 - b. *Providing an on-site inspector who is a California Certified Asbestos Consultant (CAC) and a California Department of Public Health (CDPH) Certified Lead Project Monitor / Lead Inspector / Assessor during the entire abatement process;*
 - c. *Conducting pre-start visual inspections of the contractor's work areas prior to abatement operations;*
 - d. *Documenting the contractor's work procedures and collecting daily submittals;*
 - e. *Smoke testing the containment areas on a daily basis and inspecting the work area barrier*
 - f. *Collecting daily air samples for asbestos and lead outside of work areas during abatement activities;*
 - g. *Conducting final visual clearance inspections for asbestos at completion of abatement operations and aggressive clearance air sampling in accordance with the Environmental Protection Agencies (EPAs) Asbestos Hazard Emergency Response Act (AHERA) Protocol; and*
 - h. *Conducting final visual clearance inspections for lead at completion of lead abatement operations and collection of clearance lead dust wipe samples in accordance with Title 17 of CDPH.*

Is this work at MacPhails subject to the California Environmental Quality Act?

No. The work the District performed does not constitute a "project" under the California Environmental Quality Act (CEQA). Public Resources Code section 21065 states that a project subject to CEQA must be "an activity which may cause either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." The work being performed is interior abatement and removal of furniture. That is not work that is subject to CEQA compliance. Even if one were to believe that the work somehow did constitute a CEQA project, the work is exempt under, without limitation, a Class 1 exemption (CEQA Guidelines, §15301, "minor alteration of existing facilities, involving negligible or no expansion of use beyond that previously existing.")

Has the District of the School Board made a decision regarding what will be done with the MacPhail school site?

No. The Board has not taken any action on the use or disposition of the MacPhail school property. Presently, the District's intent is to ensure that the existing buildings remain safe and structurally sound. Any action specific to use and/or disposition would be a discussion that would occur in a public meeting as outlined by the Brown Act.

Who do I contact if I have questions or concerns?

Our goal is to provide timely and regular communications to the Santa Venetia community. We sincerely appreciate your continued interest and hear the concerns that this initial action has created.

We plan to continue to monitor and maintain the buildings and adjacent property. If you have any questions or concerns, please contact our Assistant Superintendent of Business Services at 415.492.3205, or dmarquand@srcs.org.