



FACILITIES UPDATE, RECOMMENDATIONS and LEAD REPORT 2021

Presentation to the Board of Education of the City of St. Louis

Square Watson, Building Commissioner

April 13, 2021



SCHOOL MOVES



CSMB (WYMAN) Relocate to Cleveland

- ❑ Move science lab, furniture and equipment from Northwest, Beaumont and CSMB
- ❑ Remove portable classrooms and return to vendor, Williams Scotsman, Inc. - (estimated cost savings of \$75,272 per year)
- ❑ Science Labs at Cleveland
 - ❑ Four Science Labs are needed at Cleveland for CSMB
 - ❑ Cleveland currently has one science lab in Room 103
 - ❑ Three rooms will be converted to science labs with labs from closed schools

NAHED CHAPMAN ACADEMY RELOCATE TO WYMAN

- ❑ Potential increase in the near future is likely for NCNAA 9-10 due to the number of unaccompanied minors. It is also likely for both locations in late Fall 2021 due to projected changes in refugee resettlement

GALLAUDET BUILDING CLOSES

PROGRAM MOVES



BEAUMOUNT TECHNICAL CENTER

- ❑ Culinary Kitchen at Beaumont would move to Gateway Stem High – 3rd floor
 - ❑ Cosmetology Program move to Vashon High School
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- ❑ Beaumont also is a central food prep site for the entire District and as such will remain in that capacity (**this is different from what was discussed at the work session**)
 - ❑ Beaumont football field and track are used by multiple high schools as a practice site
 - ❑ Beaumont will also now be used as a Safety and Security North City site (Meda P. Washington is currently being used as a South City site)

A SYSTEM OF EXCELLENT SCHOOLS: ENVIRONMENTAL REPORT



- ❑ Environmental concerns have always been taken very seriously in our District.
- ❑ SLPS is committed to maintaining a healthy environment in which to learn and work.
- ❑ The air our students and staff breathe, the water they drink and the bedrock of our buildings are regularly tested and any issues corrected or eliminated.



CURRENT TEAM

- ❑ In 2007, SLPS began to establish the framework for the current Operations Department serving the District.
- ❑ Ethics and accountability became prioritized, along with being able to document all of our actions, in a manner that could be reviewed by the public.
- ❑ Later in 2007, the Operations Department recommended the professional service team of City Design Group/Environmental Consultants, LLC to provide environmental compliance services to SLPS.





WHAT IS LEAD?

- ❑ Lead is a naturally occurring metal found in many regions of Missouri.
- ❑ Historically used in construction, gasoline, dishware, toys and hobbies.
- ❑ Health effects include affecting children's brains and developing nervous systems, reducing IQ, and behavioral problems.
- ❑ Many people have linked lead poisoning to the racial and social injustices within our country.

ENVIRONMENTAL PROGRESS



- ❑ In 2007, the Operations Department was tasked with implementing the remaining funds from the HVAC Bond Issue.
 - ❑ Work included the air conditioning of the major High Schools and several of the Elementary Schools.
 - ❑ Lead-Based Paint Hazards were identified and mitigated.
 - ❑ The new air conditioning systems were tied into the original ductwork of the schools (in some cases, almost 100 years old.)
 - ❑ As part of this process, ductwork was cleaned to remove lead and other environmental hazards that accumulated over time.

- ❑ In 2009, SLPS replaced deteriorated windows in 25 elementary schools. Many windows were original to the buildings and contained asbestos and lead-based paint.
 - ❑ The purpose of this work was to address lead hazards caused by deteriorated paint on the window systems.
 - ❑ In conjunction with this work, lead hazards were also mitigated in all child occupied areas of the 25 elementary schools.



ENVIRONMENTAL PROGRESS

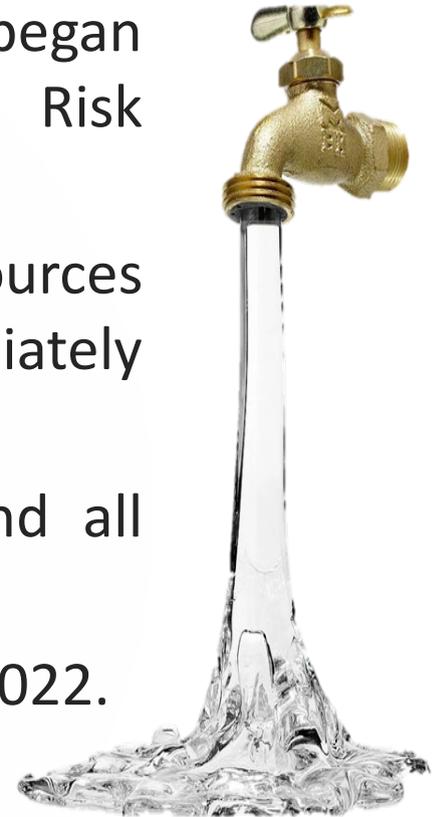
- ❑ In 2010, with trust equity established, voters passed the District's Prop S bond initiative to improve school safety and reduce lead-based paint hazards in facilities (2010 until 2015).
- ❑ In 2013, SLPS created its Lead Hazard Reduction program, which included six-months of periodic inspections of child occupied areas of the schools. These compliance inspections continue today.
- ❑ The program created is one of only a couple of such programs in the nation.



ENVIRONMENTAL PROGRESS



- ❑ In 2016, in response to national events, the District began sampling drinking water sources as part of its Risk Management program (ahead of the regional curve).
- ❑ Approximately 7 percent of the 900 water sources districtwide required remediation. SLPS immediately provided funding to fix and repair water fixtures.
- ❑ High-risk water sources are now tested annually, and all drinking water sources are tested every three (3) years.
- ❑ The next round of districtwide testing is scheduled for 2022.





LEAD UPDATE

- ❑ Although there is not a federal regulation targeting the reduction of lead in schools, SLPS has established programs and procedures to properly manage lead. Our program addresses lead-based paint, lead in dust, and lead in water at our schools.
- ❑ SLPS continues to maintain a practice of aggressive testing and mitigating.
 - ❑ Semi-annual inspections of painted surfaces within all child occupied areas.
 - ❑ Interim Controls for any lead hazards identified during inspections.
 - ❑ Testing of high-risk potable water sources.
 - ❑ Testing of all potable water sources every three years.

LEAD HAZARD REDUCTION PROGRAM



PROGRAM DOCUMENTATION

- ❑ Identification of Child Occupied Areas
- ❑ Inspection Data and Laboratory Analysis
 - ❑ Six Month Inspections
 - ❑ Dust Sampling Analysis
 - ❑ Paint Chip Sampling Analysis
 - ❑ Water Testing Analysis
- ❑ Training
- ❑ Certificates
- ❑ Mitigation Efforts
- ❑ Records are maintained in a designated location within Buildings and Grounds facility



SAFETY/FUNDING PRIORITIES

DESIGN AND CONSTRUCTION

- ❑ Inspect, monitor, and mitigate lead hazards in our schools
- ❑ Weatherization Projects
- ❑ Classroom Painting and Repair Projects
- ❑ Exterior Fence Repair and Replacement Projects
- ❑ Interim Controls
- ❑ Training



SAFETY/FUNDING PRIORITIES



VENTILATION

- ❑ Cleaning of Ductwork and HVAC Systems
 - ❑ Remove lead, asbestos and other environmental hazards from our antiquated ductwork.
 - ❑ Improve indoor air quality and ventilation in our HVAC systems. (Particularly important during the current COVID-19 pandemic)
 - ❑ Good indoor air quality has been linked to improved academic performance and decreased absenteeism.



SAFETY/FUNDING PRIORITIES

INFRASTRUCTURE

Repair/Replace Water Fixtures

- ❑ Continue to repair and/or replace deteriorated water fixtures throughout the District.
- ❑ Begin a process to identify, fix, repair, and/or replace deteriorated water supply lines throughout the District.
- ❑ The timeliness of this priority coincides with the proposed Federal Plan to upgrade infrastructure throughout the country.

SUMMARY



- ❑ SLPS owns many beautiful and even historic buildings. Due to their age, we know that lead hazards are a potential problem that we must manage every day.
- ❑ The policies and procedures established by the Operations Department are not specific to a particular point in time, but rather are intended to manage our schools for the safety of our children and staff over time.
- ❑ Many people have linked lead poisoning from paint, dust, and water to the racial and social injustices within our country. At SLPS, reducing lead hazards in our schools remains of the highest priority in humble service to the children and staff our District.



QUESTIONS

Recommendation 1: To approve the relocation of the schools CSMB (Wyman) to Cleveland, Nahed Chapman to CSMB (Wyman) and the program relocation of Beaumont to Gateway and Vashon.

Recommendation 2: To approve a revision to the 2020-2021 calendar by adjusting the number of student days by 4 days. The last day of school will be May 28, 2021. Hours required 1,044 – we would still have 1,064 hours. The last day for staff will remain as June 4, 2021.