AHERA - THREE YEAR REINSPECTION

SWING SPACE

1703 NORTH BEAUREGARD STREET
ALEXANDRIA, VIRGINIA 22311

ECS PROJECT NO. 47:11652-E4-21

FOR: ALEXANDRIA CITY PUBLIC SCHOOLS

SEPTEMBER 8, 2025

September 8, 2025

Mr. Lee Conroy
Alexandria City Public Schools
1721 North Beauregard Street
Alexandria, Virginia 22311

ECS Project No. 47:11652-E4-21

Reference: AHERA - Three Year Reinspection, Swing Space, 1703 North Beauregard Street, Alexandria, Virginia

Dear Mr. Conroy:

ECS Mid-Atlantic, LLC (ECS) is pleased to provide Alexandria City Public Schools with the results of the above referenced AHERA - Three Year Reinspection performed at the Swing Space located at 1703 North Beauregard Street in Alexandria, Virginia.

An Asbestos Survey has not been performed on this swing space. ECS performed a cursory walk through of the site to observe present conditions.

This report summarizes our observations, findings, and recommendations related to the work performed. The work described in this report was performed by ECS in general accordance with the Scope of Services described in ECS Proposal Number 47:39012-EP and the terms and conditions of the agreement authorizing those services.

ECS appreciates this opportunity to provide Alexandria City Public Schools with our services. If we can be of further assistance to you, please do not hesitate to contact us.

Sincerely,

ECS Mid-Atlantic, LLC

Adam Truax
Environmental Senior Project Manager
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1.0 SITE DESCRIPTION

The subject property consists of a four-story office building being used as a school building during construction of a new school building. This Swing Space is located at 1703 North Beauregard Street in Alexandria, Virginia. The office building was originally constructed in 1999 and encompasses approximately 119,088 square feet.

2.0 PURPOSE

ECS performed a cursory walk through of the Swing Space to observe present conditions. An asbestos survey has not been performed on the Swing Space.

3.0 METHODOLOGY

ECS performed the authorized Scope of Services in general accordance with our proposal, standard industry practice(s) and methods specified by regulation(s) for the identification of Asbestos-Containing Materials (ACMs).

3.1 Asbestos Re-Inspection

The AHERA re-inspection survey was performed by David Stambaugh, a Virginia licensed asbestos inspector (license number 3303005057) who has received EPA-accredited training.

The scope of work for the cursory walk through included the following items:

Identify materials that have been included in this Swing Space. At the request of the client, ECS did not sample additional materials during this inspection.

4.0 RECOMMENDATIONS AND REGULATORY REQUIREMENTS

Based on our understanding of the purpose of the AHERA - Three Year Reinspection, the results of laboratory analysis, and our findings and observations, ECS presents the following recommendations.

4.1 Asbestos-Containing Materials

If a letter from the architect who designed the school cannot be obtained, an Initial AHERA inspection should be performed for this newly constructed school building, and if any ACBM is discovered, an AHERA management plan should be put together.

For any future renovation project, a more in-depth survey should be performed for asbestos in the path of construction. Where asbestos is found, an asbestos abatement plan should be prepared by an accredited professional as outlined in AHERA prior to performing any asbestos removal work.

5.0 LIMITATIONS

The conclusions and recommendations presented within this report are based upon a reasonable level of assessment within normal bounds and standards of professional practice for a site in this particular geographic setting. ECS is not responsible or liable for the discovery and elimination of hazards that may potentially cause damage, accidents, or injuries.

The observations, conclusions, and recommendations pertaining to environmental conditions at the subject site are necessarily limited to conditions observed, and/or materials reviewed at the time this study was undertaken. No warranty, expressed or implied, is made with regard to the conclusions and recommendations presented within this report. This report is provided for the exclusive use of the client. This report is not intended to be used or relied upon in connection with other projects or by other unidentified third parties without the written consent of ECS and the client.

Our recommendations are in part based on federal, state, and local regulations and guidelines. ECS does not assume the responsibility of the person(s) in charge of the site, or otherwise undertake responsibility for reporting to any local, state, or federal public agencies, any conditions at the site that may present a potential danger to public health, safety, or the environment. Under this scope of services, ECS assumes no responsibility regarding any response actions initiated as a result of these findings. General compliance with regulations and response actions are the sole responsibility of the Client and should be conducted in accordance with local, state, and/or federal requirements.

Appendix I: Certifications/ Licenses

DPOR License Lookup License Number 3303005053

License Details

Name	SAPIO, NICHOLAS GLENN
License Number	3303005053
License Description	Asbestos Inspector License
Rank	Asbestos Inspector
Address	MANASSAS, VA 20112
Initial Certification Date	2023-09-26
Expiration Date	2025-09-30

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DPOR License Lookup License Number 3304001722

License Details

Name	TRUAX, ADAM MICHAEL
License Number	3304001722
License Description	Asbestos Management Planner License
Rank	Asbestos Management Planner
Address	RANSON, WV 25438
Initial Certification Date	2023-03-30
Expiration Date	2026-03-31

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