# AHERA - THREE YEAR REINSPECTION

DOUGLAS MACARTHUR ELEMENTARY SCHOOL

1101 JANNEY'S LANE
ALEXANDRIA, VIRGINIA 22302

ECS PROJECT NO. 47:11652-E4-7

FOR: ALEXANDRIA CITY PUBLIC SCHOOLS

AUGUST 21, 2025

August 21, 2025

Mr. Lee Conroy
Alexandria City Public Schools
1707 North Beauregard Street
Alexandria, Virginia 22311

ECS Project No. 47:11652-E4-7

Reference: AHERA - Three Year Reinspection, Douglas MacArthur Elementary School, 1101 Janney's Lane, 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 Douglas MacArthur Elementary School located at 1101 Janney's Lane in Alexandria, Virginia.

**An Asbestos Survey has not been performed on the newly constructed school building. ECS performed a cursory walk through of the school 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
atruax@ecslimited.com

Christopher J. Chapman, CIH
Director of Industrial Hygiene
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## 1.0 SITE DESCRIPTION

The subject property consists of Douglas MacArthur Elementary School, a three-story school building located at 1101 Janney's Lane in Alexandria, Virginia. The school was originally constructed in 2023 and encompasses approximately 163,400 square feet.

## 2.0 PURPOSE

ECS performed a cursory walk through of the school to observe present conditions. An asbestos survey has not been performed on the newly constructed school building.

## 3.0 METHODOLOGY

ECS performed the authorized Scope of Services in general accordance with our proposal.

### 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 throughincluded the following items:

Identify materials that have been included in this new school building.  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, 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. If ACBM is discovered, an AHERA management plan should be prepared for the school.

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: Floor Plan



NOT ALL LEGEND NOTES SHOWN HERE
APPLY TO DRAWINGS ON THIS SHEET

## GENERAL NOTES

A. GENERAL NOTES APPLY TO ALL SHEETS.
B. DIMENSIONS ARE ACTUAL AND ARE TO FACE OF STUDS, FACE OF CONCRETE WALLS, FACE OF CMU WALLS, FACE OF FRAMES, OR CENTERLINE OF COLUMNS, UNLESS NOTED OTHERWISE.
C. ALL INTERIOR CMU WALLS SHALL BE 8" NOMINAL THICKNESS, UNLESS NOTED OTHERWISE.
D. WALLS SHADED ON THE FLOOR PLANS INDICATE GROUND FACE MASONRY UNITS (GFCMU). EXTEND GFCMU TO 4 INCHES MINIMUM ABOVE FINISH CEILINGS AND CONTINUE WITH CMU OF SAME THICKNESS.
E. WALL TYPES SHALL BE DESIGNATED ON FLOOR PLANS THUS:
◇ SEE SHEET A0.2 FOR WALL TYPES. ALL INTERIOR PARTITIONS ARE WALL TYPE "A" UNLESS NOTED OTHERWISE.
F. ALL MASONRY WALLS AND INTERIOR STUD WALLS SHALL EXTEND TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE UNLESS NOTED OTHERWISE. SEE REFLECTED CEILING PLAN NOTES.
G. STRUCTURAL STEEL EXPOSED AND NOT FURRED OUT TO BE AESS.
H. PROVISIONS SHALL BE MADE AT ALL FULL HEIGHT NON-BEARING WALLS FOR 1-INCH VERTICAL MOVEMENT OF THE BUILDING STRUCTURE WITHOUT TRANSFER OF COMPRESSIVE LOADS TO WALL. FILL IRREGULARITIES BETWEEN TOP OF WALL AND DECK ABOVE WITH FIRE SAFING INSULATION OR FIRE STOPPING MATERIALS AS REQUIRED TO MEET FIRE RATING OF RESPECTIVE WALLS. SEE DETAILS ON SHEET XX.X.
I. SEE SHEET A0.2 FOR LOCATION OF WALLS OF FIRE-RESISTIVE CONSTRUCTION. ALL WALLS OF FIRE-RESISTIVE CONSTRUCTION SHALL EXTEND TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE.
J. ALL PENETRATIONS THROUGH WALLS SHALL BE SEALED WITH THRU-WALL FIRE STOPPING MATERIAL AS REQUIRED TO ACHIEVE THE RESPECTIVE FIRE-RESISTIVE RATING AND SMOKE STOPPAGE. SEE SPECIFICATION SECTION 078413.
K. SEE STRUCTURAL DRAWINGS FOR BRACING OF NON-LOAD BEARING MASONRY WALLS.
L. FURNISH AND INSTALL FIRE-TREATED WOOD BLOCKING OR METAL BACKING PLATE IN METAL STUD PARTITIONS FOR THE PROPER ANCHORAGE OF ALL WALL ATTACHED ITEMS. I.E. TOILET ACCESSORIES, CASEWORK, MILLWORK, WALL-MOUNTED FIXTURES, MARKER BOARDS, TACK BOARDS, DOOR STOPS, AUDIO VISUAL BRACKETS, ETC.
M. GYPSUM BOARD AND PLASTER SURFACES SHALL BE ISOLATED WITH CONTROL JOINTS WHERE SHOWN ON DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.
N. MASONRY CONTROL JOINTS (CJ) AND CONTROL JOINTS ABOVE (CJA) SHALL BE LOCATED AS SHOWN ON THE FLOOR PLAN AND BUILDING ELEVATIONS, AND WHERE LARGE PLUMBING VENTS OR RISERS OCCUR IN SINGLE WYTHE MASONRY WALLS, AND WHERE MASONRY WALLS BEARING ON THE CONCRETE FLOOR SLAB ABUT MASONRY WALLS BEARING ON CONCRETE FOOTINGS OR AS INDICATED ON DRAWINGS.
O. INCLUDE ALL OWNER FURNISHED AND INSTALLED ITEMS AND OWNER FURNISHED AND CONTRACTOR INSTALLED ITEMS IN THE CONSTRUCTION SCHEDULE, AND SHALL COORDINATE WITH THE OWNER TO ACCOMMODATE THESE ITEMS.
P. COORDINATE ALL MECHANICAL CHASE SIZES WITH THE MECHANICAL CONTRACTOR.
Q. COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS THE SIZE AND LOCATION OF EQUIPMENT PADS SHOWN ON PLANS.
R. SEE FINISH FLOOR PLANS FOR MARKER BOARDS AND TACK BOARDS LOCATIONS. SEE WALL ELEVATIONS FOR MOUNTING HEIGHT.
S. GENERAL CONTRACTOR SHALL FURNISH AND INSTALL CONTINUOUS FIRE RETARDANT TREATED WOOD BLOCKING OR SHEET METAL BACKING IN STEEL STUD PARTITIONS FOR PROPER ANCHORAGE OF WALL ATTACHED ITEMS INCLUDING BUT NOT LIMITED TO: GRAB BARS, CASEWORK, MILLWORK, TOILET ACCESSORIES, TOILET PARTITIONS, WALL MOUNTED FIXTURES, MARKERBOARDS, TACKBOARDS, DOOR STOPS AND AUDIO VISUAL BRACKETS.
T. ARCHITECTURAL FINISH FLOOR ELEVATION 100'-0" EQUALS ACTUAL SITE REFERENCE ELEVATION OF FINISH FLOOR ????? FEET.
U. EXTEND FURRING CHANNELS AND GYPSUM BOARD UP 4 INCHES ABOVE FINISHED CEILING ON CMU WALLS.
V. FIRE RATED ENCLOSURES AROUND ALL STEEL COLUMNS SHALL BE CONTINUOUS FROM FLOOR TO UNDERSIDE OF FLOOR OR ROOF DECK ABOVE FOR EACH LEVEL.
W. SCRIBE GYPSUM WALL BOARD OF WALLS AND PARTITIONS TO IRREGULARITIES OF DECK ABOVE. SEAL TIGHTLY AROUND ALL PENETRATIONS.
X. PROVIDE SEISMIC BRACING FOR SUSPENDED CEILINGS OR AS SHOWN ON THE DRAWINGS.
Y. PROVIDE MANUAL MECHO SHADES AT ALL EXTERIOR GLAZING WITH EXCEPTION AT EGRESS STAIR WINDOWS AND KALWALL SYSTEMS. PROVIDE MOTORIZED MECHO SHADES AT LOCATIONS SHOWN, REF. ELEC. DWGS.

COMMONWEALTH OF VIRGINIA
ERIKA LEA LESNIAK
Lic. No. 0401027609
REGISTERED ARCHITECT

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Lic. No. 0401017819
ARCHITECT

AyCPiPSt

MacARTHUR ESTABLISHED 1943

# New Douglas MacArthur
Elementary School
1101 Jamieys Lane, Alexandria VA 22302

ISSUED FOR CONSTRUCTION
06/17/2021
Revisions

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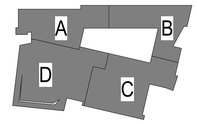
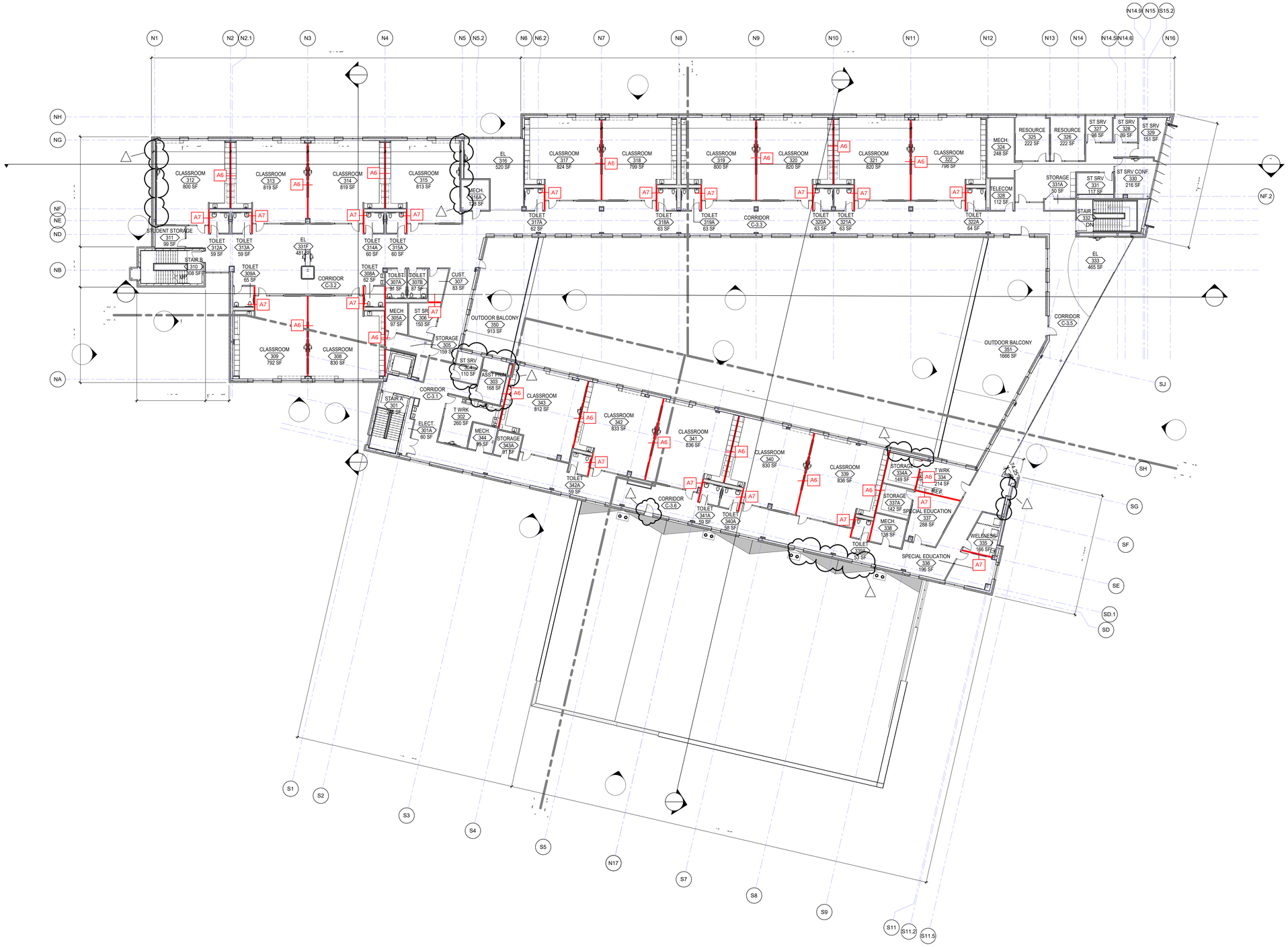
FLOOR PLAN
LEVEL 02
OVERALL

A1.2

KEY PLAN



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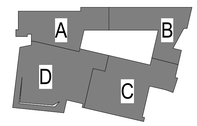


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Lic. No. 0401017819
ARCHITECT

ACIPISA

MacArthur Elementary School

# New Douglas MacArthur

Elementary School

1101 Janneys Lane, Alexandria VA 22302

ISSUED FOR CONSTRUCTION
06/17/2021
Revisions

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FLOOR PLAN
LEVEL 03
OVERALL

A1.3

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# Appendix II: Certifications/ Licenses

# DPOR License Lookup License Number 3303005057

## License Details

| | |
|---|---|
| **Name** | STAMBAUGH, DAVID |
| **License Number** | 3303005057 |
| **License Description** | Asbestos Inspector License |
| **Rank** | Asbestos Inspector |
| **Address** | CLEAR BROOK, VA 22624 |
| **Initial Certification Date** | 2023-12-19 |
| **Expiration Date** | 2025-12-31 |

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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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