AHERA - THREE YEAR REINSPECTION

ALEXANDRIA CITY HS - MINNIE HOWARD

3701 WEST BRADDOCK ROAD
ALEXANDRIA, VIRGINIA 22302

ECS PROJECT NO. 47:11652-E4-2

FOR: ALEXANDRIA CITY PUBLIC SCHOOLS

AUGUST 18, 2025

Geotechnical • Construction Materials • Environmental • Facilities

August 18, 2025

Mr. Lee Conroy
Alexandria City Public Schools
1702 North Beauregard Street
Alexandria, Virginia 22311

ECS Project No. 47:11652-E4-2

Reference: AHERA - Three Year Reinspection, Alexandria City HS - Minnie Howard, 3701 West Braddock Road, 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 Alexandria City HS - Minnie Howard located at 3701 West Braddock Road 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
cchapman@ecslimited.com

540-667-3750

804-767-5102

TABLE OF CONTENTS

PAGE

1.0 SITE DESCRIPTION 1
2.0 PURPOSE 1
3.0 METHODOLOGY 1
3.1 Asbestos Re-Inspection 1
4.0 RECOMMENDATIONS AND REGULATORY REQUIREMENTS 1
4.1 Asbestos-Containing Materials 1
5.0 LIMITATIONS 1

TABLE OF APPENDICES

Appendix I: Certifications/Licenses

1.0 SITE DESCRIPTION

The subject property consists of Alexandria City HS - Minnie Howard, a three-story brick school building located at 3701 West Braddock Road in Alexandria, Virginia. The school was originally constructed in 2023 and encompasses approximately 343,400 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 through included 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, 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 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

The data located on this website are not the public records of the Department of Professional and Occupational Regulation (DPOR). All public records are physically located at DPOR's Public Records Section: 9960 Mayland Drive, Suite 400, Richmond, VA 23233. While DPOR works to ensure the accuracy of the data provided online, the data available on these pages are updated routinely but may not be up to date at all times (due to document processing delays, technical maintenance, etc.).

DPOR assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any reliance on data provided online. While DPOR has attempted to ensure that the data contained herein are accurate and reflect the status of its regulants, DPOR makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. If discrepancies or errors are discovered, please inform DPOR so that appropriate action may be taken.

DPOR License Lookup build 1,524 (built 2025-04-18 11:59:26).

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

The data located on this website are not the public records of the Department of Professional and Occupational Regulation (DPOR). All public records are physically located at DPOR's Public Records Section: 9960 Mayland Drive, Suite 400, Richmond, VA 23233. While DPOR works to ensure the accuracy of the data provided online, the data available on these pages are updated routinely but may not be up to date at all times (due to document processing delays, technical maintenance, etc.).

DPOR assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any reliance on data provided online. While DPOR has attempted to ensure that the data contained herein are accurate and reflect the status of its regulants, DPOR makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability, or suitability of this data. If discrepancies or errors are discovered, please inform DPOR so that appropriate action may be taken.

DPOR License Lookup build 1,524 (built 2025-04-18 11:59:26).