



Central Middle School Environmental Abatement Fact Sheet

Since the new CMS project inception and throughout the project we have been asked various questions by the community and have responded to those questions. On behalf of the Building Committee, JLL worked with the Project Team to compile responses from SLAM, Langan CT Inc. and Turner Construction to create a fact sheet and share with the greater community as well as posting the responses online on the CMSBC webpage on the GPS website. We are publishing this Environmental Abatement Fact Sheet to address questions received from the community.

The Central Middle School Building Committee has prioritized the safety and welfare of students, faculty, and staff throughout this project. The replacement of the existing Central Middle School facility represents a fundamental commitment to providing a safe, healthy, and inspired learning environment that addresses the deficiencies and challenges inherent in the original structure.

To ensure the construction of the new school and subsequent demolition of the existing facility proceeded in the safest manner possible, the Project Team developed a comprehensive strategy. This strategy included conducting preliminary hazardous materials surveys early in the process to understand the scope of concerns and deferring additional testing to the demolition phase to eliminate potential hazardous material exposure to students. The team also engaged Langan Engineering, an industry-leading Licensed Environmental Professional firm, to advise on optimal testing and demolition procedures and maintained strict compliance with all state and federal regulatory requirements designed to safeguard the student population.

1. Hazardous Materials Survey and Abatement

- a. **Contractor Identities: Who is the demolition contractor? Who is the licensed abatement contractor and the independent project monitor?**

Response: Demolition and abatement contractor is American Environmental, Inc. and the independent project monitors are TRC and Langan CT Inc.

- b. **Asbestos Removal Timeline: Was all regulated asbestos-containing material fully abated and removed before demolition and if so, WHEN and please release the record (an ACP-21 filed with EPA indicating asbestos containing material removed and discarded properly)? If it was removed while school was in session, what specific guidelines did the DPH grant?**

Response: Yes, interior and exterior ACM was removed prior to demolition. Interior and exterior abatement is complete and demolition is ongoing. Attached is the EPA and CT DPH abatement notifications received. No ACP is filed because the work is in CT not NY. For abatement during the school session, CT DPH reviewed and approved work plans (see 1b. Central Middle School MS SIS and 1b. Notification and EPA).



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- c. **State Filings & Clearances:** Was the 10-day NESHAP notification filed with CT DEEP, and the state asbestos notification with CT DPH? Please send the filings and the final clearance reports or instruct me how to retrieve them.

Response: Answered above in item 1b. We received EPA and CT DPH notifications (see 1b. Central Middle School SIS and 1b. Notification and EPA).

Is American Environmental, Inc. required to file anything with CT DEEP?

Response: No.

- d. **Soil Testing:** Was there a phase 1 and/or phase 2 environmental report ever done to test or indicate if chemicals were in the soil?

Response: Yes, both Phase 1 and Phase 2 environmental reports were completed (see 2d Greenwich Central Middle School -Environmental Assessment Summary).

- e. **Pre-Demolition Survey:** Was a pre-demolition hazardous materials survey done, and can we see it? (Required before demolition under EPA NESHAP.) What did it find — asbestos, lead paint, PCBs in caulk or ballasts, mercury, etc.?

Response: Yes, a pre-demolition survey was performed in 2023 and some additional bulk samples were obtained during the 2026 summer, please see report dated 26 April 2023 for additional information (see 1b. Central Middle School MS SIS).

2. Air Quality Monitoring

- a. **Testing Protocols:** What is the current air testing protocol or protocols for particulate in the air at the demolition site/outside the school as well as inside the new school?

Response: As required by CT DPH, TRC has been performing PCM/TEM clearance re-occupancy air sampling for areas of contained interior abatement at the old school. As required by CT DPH for abatement during school session, daily PCM air sampling was occurring between the old and new school, along the fence line. Abatement is now complete and currently PCM air sampling has ceased as of 9/17/2026. No exceedances have occurred to date.

- b. **Perimeter Monitoring:** Is there perimeter air monitoring at the school side of the site, not just at the demolition fence line? How many stations, and where exactly?

Response: Yes, see item # 2a. PCM was daily, it was four locations at fence line.

- c. **Measured Contaminants:** What's being measured — asbestos (PCM/TEM), respirable crystalline silica, PM2.5/PM10 dust, lead?

Response: PCM for exterior samples. TEM is only required if there are exceedances. There have been no exceedances to date.



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- d. **Action Levels & Exceedances:** What are the action levels, and what specifically happens when one is exceeded — who stops work, who is notified, how fast, and are results posted publicly or only on request?

Response: See attachments for protocols if exceedances occur for asbestos using PCM. No exceedances have occurred. Abatement is complete.

- e. **Schedule & Frequency:** Is monitoring continuous during work hours, or spot checks? Daily results or summary at the end?

Response: Interior asbestos air clearances occur after abatement is completed in each containment. Exterior sampling (started when children started school) occurred throughout each day (PCM) at four locations as previously stated. Results are forwarded to CT DPH. No exceedances have occurred.

3. Dust and Building Intrusion

- a. **Dust Suppression:** What dust suppression is in use? Continuous water misting on the machine only vs. the machine and the debris pile? Wetted demo, wind-speed shutdown thresholds?

Response: American Environmental is utilizing (2) 2" water hoses for continuous dust suppression of the debris piles as well as the active demolition.

- b. **Fresh-Air Intakes:** Where are the school's fresh-air intakes relative to the demolition, and have they been relocated, sealed, or fitted with upgraded filtration (MERV 13+) for the duration?

Response: CT DPH does not require sealing the vents, etc. for the new school building. From an asbestos standpoint, no visible emissions are allowed in the outdoor air. Monitoring is occurring at the fence line and no exceedances have occurred. Abatement is complete. The closest fresh air intakes are located at the 2nd floor roof of the new CMS school 140ft+ to the nearest point of building demolition.

- c. **Building Enclosure:** Are windows and doors on the demolition side kept closed and sealed, and is HVAC on recirculation when heavy work is happening?

Response: All windows on the new CMS building are not operational. Doors are kept closed at all times and only opened in the event of an emergency or during deliveries. The new building was substantially complete as of 8/21/26. The HVAC system is operating per the design specifications.

- d. **Track-Out Prevention:** What's the truck route and wheel-wash setup, so debris and dust aren't tracked onto school grounds and pickup lines?

Response: Approved trucking route is Indian Rock Lane to Stanwich Road to Putnam Ave to I-95. Truck route and site logistics set forth in the Site Plan approval are being complied with.