



RK Occupational & Environmental Analysis Inc.

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Mold Assessment
and Remediation

Health/Safety and
Environmental
Regulatory
Compliance

Right-To-Know

OSHA/EPA/DOT
Training Programs

Asbestos and Lead
Management

Industrial Hygiene/
OSHA Compliance

Indoor Air Quality

Underground/
Aboveground
Storage Tanks

Environmental
Site Assessment

Hazardous/
Medical Waste
Management

Environmental
Audits

Expert Witness/
Litigation Support

Customized
Software

3 YEAR RE INSPECTION

ASBESTOS MANAGEMENT PLAN

ALEXANDRIA TOWNSHIP BOARD OF EDUCATION

PITTSTOWN, NEW JERSEY

December 2022

PREPARED FOR:

ALEXANDRIA TOWNSHIP BOARD OF EDUCATION
525 COUNTY ROUTE 513
PITTSTOWN, NJ 08867

PREPARED BY:

R.K. OCCUPATIONAL & ENVIRONMENTAL ANALYSIS, INC.
401 ST. JAMES AVENUE
PHILLIPSBURG, NEW JERSEY 08865



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Mold Assessment
and Remediation

December 30th, 2022

Health/Safety and
Environmental
Regulatory
Compliance

Mr. Brian McCarthy
Board Secretary/Business Administrator
Alexandria Township Board of Education
557 County Route 513
Pittstown, NJ 08867

Right-To-Know

re: 3-Year Re-Inspection of the AHERA Asbestos Management Plan

OSHA/EPA/DOT
Training Programs

Dear Brian McCarthy,

Asbestos and Lead
Management

In accordance with the requirements of EPA AHERA under 40 Part 763.92, attached hereto is the 3-Year Re-Inspection report on the Asbestos Management Plan.

Industrial Hygiene/
OSHA Compliance

An Executive Summary is provided at the beginning of the report where inspection results are summarized. Attached to the executive summary are the inspection report forms that list all known and assumed asbestos containing materials and showing their current condition and any response action needed. Response Actions can be in the form of removal, patch & repair or Operations and Maintenance (O&M). O & M is the most common response indicating the material is in good condition and to continue monitoring it to remain in good condition.

Indoor Air Quality

Underground/
Aboveground
Storage Tanks

The Asbestos Management Plan and the updated inspections is public information and the School District must publish a notice annually informing the parents, teachers, students, and administrative staff that it is complete and available for review. This can be printed in any District newsletter or mailing. A copy of this annual notice must be inserted into the Management Plan files.

Environmental
Site Assessment

The attached report and forms should be integrated into both the AHERA Management Plan files in the school building Main Office and at the board offices (your office). If you have any questions regarding the attached reports, please do not hesitate to call me at 908-454-6316.

Hazardous/
Medical Waste
Management

Sincerely,

Environmental
Audits

Adam R. Simon, BS
Environmental Health & Safety Specialist

Expert Witness/
Litigation Support

AS/
encl

(file...\AHERA\6Month\White Township\2008\Report -222)

Customized
Software

3-Year AHERA Re-Inspection **Alexandria School District**

Executive Summary

AHERA regulations require routine 3 year re inspections and 6-month periodic surveillance of all areas of buildings where asbestos containing building materials (ACBM) were found or assumed to be present.

As required under the AHERA regulations, the Asbestos Management Plan was reviewed for all District facilities on December 30th, 2022 by R.K. Occupational & Environmental Analysis, Inc. by the undersigned.

Our review of the Management Plan and survey of the school buildings under your jurisdiction indicates generally good compliance and adherence to the approved Management Plan. The attached inspection forms indicate in detail the results of our survey for all asbestos areas within the school building facilities. Summarized below are those areas of concern, which should be addressed promptly.

Lester D. Wilson Elementary School

- Limit storage on top of closets in rooms 126-133 to prevent damage to ACM transite.

Alexandria Middle School

- Elbows in the boiler room were sampled not asbestos on December 8th, 2021. Therefore, there will be no disturbance of asbestos during the planned tank removal project.

General Operations & Maintenance Requirements

Vinyl Asbestos Floor Tile

When minor chips and cracks to the vinyl asbestos floor tile (VAT) occurs within the facility, the response action should be corrected through non-friable O & M activities. Non-friable removal of VAT can be accomplished if tiles are loose or made loose by using a heating devise.

It is recommended that an extra thick coat of floor wax is applied over any floor tile cracks or chips to prevent further damage to the vinyl floor tile. Covering cracked or chipped floor tiles with a disposable "throw-rug" can also help prevent further damage to the tiles.

Asbestos Program Manager

The Asbestos Program Manager (APM) is responsible for the implementation of the Asbestos Operations and Maintenance Program (O&M) for the school. The APM must have appropriate training to complete the duties of the APM. Copies of all certifications must be incorporated within the Management Plan files.

Asbestos Awareness Training

The School District must provide asbestos awareness training for its maintenance and custodial staff. In addition, current PEOSHA regulations require annual asbestos training. Copies of all certifications (proof of class attendance) must be incorporated into the Management Plan files.

Record Keeping

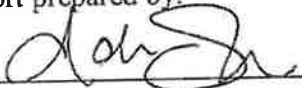
Blank "Work Order Memo Forms," or "Work Permit" should be kept in the Management Plan to be filled out and filed at any time asbestos is abated. Contracted work and O & M activities should all be recorded on these forms.

Blank 'Asbestos Notification Forms' should be kept in the Maintenance Office or Main Office or Management Plan for visitors or outside contractors to sign off that they have been notified that asbestos may exist in the building(s). The form should suggest contacting the APM for further information regarding where asbestos is located and how their work must not disturb asbestos. These forms provide important information and serve to protect the safety and health of all occupants and workers in the building.

Posting Warning Labels

Warning labels must be posted and adhered to asbestos containing materials in all routine maintenance areas. In service and maintenance areas, (such as boiler rooms), signs such as "Caution-Asbestos Hazard-Do Not Disturb Without Proper Training & Equipment," placed directly adjacent to thermal system asbestos insulation will alert and remind maintenance workers not to inadvertently disturb the asbestos. Posting of warning labels in non-maintenance only areas (such as teacher or student areas) is not required or recommended by AHERA.

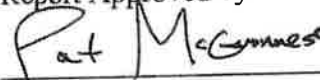
Report prepared by:



Adam R. Simon, B.S.

EPA-Accredited Bldg Inspector NAETI 18717

Report Approved by:



Patrick D. McGuinness, MS, P.E.

EPA-Accredited Bldg Insp RWJ-0376A

EPA-Accred Mgmt Planner No. RWJ-0349B

Appendices

Appendix No 1:	3-Year Re-Inspection Report Forms
Appendix No. 2:	Certificates of Accreditation

Pages

7

1

Building: **Lester D. Wilson Elementary School**
 Owner: Alexandria Township Board of Education
 Address: 525 County Route 513, Pittstown, NJ

Date Surveyed: December 30th, 2022
 Inspected By: Adam Simon
 Page: 1 of 5

6 MONTH PERIODIC SURVEILLANCE INSPECTION

Locations	Material Description	Homo ID No.	Amount	Previous Condition	Current Condition	Previous Response	Current Response
Room 112 (Room 5)	Air Cell Pipe Insulation	H01 S	--	Removed Jul 1991	---	---	---
Crawl Spaces under Room 110 (Room 6)	Air Cell Pipe Insulation	H01 S	80 sq ft	Removed Jul 2003	---	---	---
Crawl Spaces under Room 112 (Room 5)	Air Cell Pipe Insulation	H01 S	100 lin ft	Removed Jul 2003	---	---	---
Water Tank & Water Softener Rooms	Air Cell Pipe Insulation	H01 S	20 lin ft	Removed Jul 1991	---	---	---
Paint Closet in Basement	Air Cell Pipe Insulation	H01 S	35 lin ft	Removed Jul 1991	---	---	---
Basement Bathroom	Air Cell Pipe Insulation	H01 S	5 lin ft	Removed Jul 1991	---	---	---
Above drop ceiling in Room 108 (Room 3)	Air Cell Pipe Insulation	H01 S	4 lin ft	Removed Jul 1991	---	---	---
Above drop ceiling in Room 106 (Room 2)	Air Cell Pipe Insulation	H01 S	12 lin ft	Removed Jul 1991	---	---	---
Above drop ceiling & storage closet in Room 100 (Room 1)	Air Cell Pipe Insulation	H01 S	12 lin ft	Removed Jul 1991	---	---	---
1950 Wing: Attic (entrance thru hatch in Room 100)	Air Cell Pipe Insulation	H01 S	120 lin ft	Removed Jul 2003	---	---	---
1950 Wing: Concealed Soffit at ceiling in Room 101 and Boys'/Girls' Lavatories	Air Cell Pipe Insulation	H01 S	80 lin ft	No Access	No Access	Continue O&M	Continue O&M
Rooms 110 & 112 (Rooms 5&6), Hallway adjacent to Rooms 110 & 112	12" Ceiling Tile - above drop ceiling	H02 S	--	Sampled Non ACM	---	---	---
Rooms 110 & 112 (Rooms 5&6), Hallway adjacent to Room 110 & 112, Room 180 (Room 3), Room 106 (Room 2) Room 100 (Room 1), Room 109 (Main Office), Hallway adjacent to Main Office	Ceiling Tile 2' x 4' drop-in type	H03 S	--	Sampled Non ACM	---	---	---

Building: **Lester D. Wilson Elementary School**
 Owner: Alexandria Township Board of Education
 Address: 525 County Route 513, Pittstown, NJ

Date Surveyed: December 30th, 2022
 Inspected By: Adam Simon
 Page: 2 of 5

6 MONTH PERIODIC SURVEILLANCE INSPECTION

Locations	Material Description	Homo ID No.	Amount	Previous Condition	Current Condition	Previous Response	Current Response
Throughout School (Above 1'x1' Ceiling Tiles above Drop Ceiling)	Glue Dots	H52 A	--	No Damage	No Damage	Continue O&M	Continue O&M
Water Softener Room, Tank Room	Cementitious Elbow/Joint Insulation	H04 S	--	Sampled Non ACM	---	---	---
Water Softener Room, Tank Room	Transite Panel on door	H05 S	25 sq ft	No Damage	No Change	Continue O&M	Continue O&M
Rooms 110 & 112 (Rooms 5&6), Hallway adjacent to Rooms 110 & 112	Plaster Walls	H06 S	--	Sampled Non ACM	---	---	---
Basement areas adjacent to Custodian's Office (west side)	Conc. Ring Pipe Insulation	H07 S	--	Sampled Non ACM	---	---	---
Basement Closet	Conc. Ring Pipe Insulation	H07 S	--	Removed Jul 2003	---	---	---
Room 101, 101A closet, above drop ceiling (Teachers Room)	Conc. Ring Pipe Insulation	H07 S	--	Removed Jul 2003	---	---	---
Basement storeroom, Custodian's Office	12" Ceiling Tile - above drop ceiling	H08 S	--	Sampled Non ACM	---	---	---
Boiler Room	Insulation on Breeching	H09 S	--	Sampled Non ACM	---	---	---
1950 Wing - Hallway, Lavatories, Room 108 (Room 3), Room 106 (Room 2), Room 101 (Teachers' Room, Closet and Storage), Room 100 (Room 1) Storage	12" Ceiling Tile - above drop ceiling	H10 S	--	Sampled Non ACM	---	---	---
1950 Wing - Hallway, Lavatories, Room 108 (Room 3), Room 101 (Teachers' Rm)	Plaster Walls	H11 S	--	Sampled Non ACM	---	---	---
1950 Wing - Hallway, Lavatories, Room 106 (Room 2), Room 108 (Room 3)	Wallboard above ceiling tile	H12 S	--	Sampled Non ACM	---	---	---

Building: **Lester D. Wilson Elementary School**
 Owner: Alexandria Township Board of Education
 Address: 525 County Route 513, Pittstown, NJ

Date Surveyed: December 30th, 2022
 Inspected By: Adam Simon
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6 MONTH PERIODIC SURVEILLANCE INSPECTION

Locations	Material Description	Homo ID No.	Amount	Previous Condition	Current Condition	Previous Response	Current Response
1950 Wing - Hallway, Lavatories, Resource Rooms, Teachers' Room	Ceiling Tile 2x4 drop in	H13 S	--	Sampled Non ACM	---	---	---
1955 Section - Hallway by Gym, Gymnasium, Room 116, Rom 120	12" Ceiling Tile - above drop ceiling	H14 S	--	Sampled Non ACM	---	---	---
1955 Section - Hallway by Gym, Gymnasium, Gym Equip Room, Kitchen and Kitchen storage, Room 114, Custodian Closet and Faculty Lavatories	Vinyl Floor Tile - 9"	H15 S	--	Removed Jul 1991	---	---	---
1955 Section - Rooms 116 and lavatory, Room 120 and lavatories	Vinyl Floor Tile - 9"	H15 S	1,800 sq ft	Removed Jul 2003	---	---	---
1955 Section - above ceiling in hallway by Gym, under Stage	Asb Block Pipe Insulation	H16 s	320 sq ft	Removed Jul 2003	---	---	---
1955 Section - Stage, Gym Equipment Room, Kitchen, Room 119 (Cust Closet), Lavatories & storerooms in Rooms 116 and 120	Cementitious Elbow Insulation	H17 S	--	Sampled Non ACM	---	---	---
1955 Section - Room 113A (Gym Equipment Room), Gym-at ceiling level, Kitchen, Stage-near ceiling, Room 119 (Cust Closet), Lavatories & storeroom in Rooms 116/120	Asb Block Pipe Insulation (steam line)	H18 S	260 sq ft	Removed Jul 1991	---	---	---
1955 Section - Room 113A (Gym Equipment Room), Room 115/115A (Kitchen and storeroom), Rooms 117/118 (Faculty Lavatories) Rooms 114, 116, 120	Ceiling Tile 1 x 2	H19 S	--	Sampled Non ACM	---	---	---

Building: **Lester D. Wilson Elementary School**
 Owner: Alexandria Township Board of Education
 Address: 525 County Route 513, Pittstown, NJ

Date Surveyed: December 30th, 2022
 Inspected By: Adam Simon
 Page: 4 of 5

6 MONTH PERIODIC SURVEILLANCE INSPECTION

Locations	Material Description	Homo ID No.	Amount	Previous Condition	Current Condition	Previous Response	Current Response
1955 Section - Room 119 (Cust Closet), Room 115/115A, Rooms 117/118, Rooms 114, 116, 120	Plaster Walls	H20 S	--	Sampled Non ACM	---	---	---
1955 Section - Room 120 lavatory (Kindergarten)	Vinyl Floor Tile - 12"	H21 S	--	Sampled Non ACM	---	---	---
1965 Section - Hallway	Ceiling Tile	H22 S	--	Sampled Non ACM	---	---	---
1965/1968 Section - Hallways and Classrooms, above drop ceilings	Cementitious Elbow/Joints	H23 S	--	Sampled Non ACM	---	---	---
1965/1968 Section - Rooms 126 thru 133	Transite Vent Pipes - above closets	H24 S	30 lin ft	No Damage	No Change	Continue O&M	Limit Storage on top of Closets Continue O&M
1965/1968 Section - Rooms 126 thru 133	Transite Panels - on top of closets	H25 S	350 sq ft	No Damage	No Change	Continue O&M	Continue O&M
1968 Section - above drop ceilings in Rooms 132, 133 (Rooms R, BSI)	Cementitious Elbow/Joints	H26 S	--	Sampled Non ACM	---	---	---
Basement areas adjacent to Custodian's Office, Storerooms	Plaster Wall/Ceiling	H27 S	--	Sampled Non ACM	---	---	---
Resource Room, Main Office, Teachers' Room	Wallboard	H28 S	--	Sampled Non ACM	---	---	---
1928 Section - Basement custodian office, work room 107A and hallway by lavatory, Hallway by Main Office and entrance (<i>Under Carpet</i>)	Vinyl Floor Tile - 9"	H29 S	225 sq ft	No Damage	No Change	Continue O&M	Continue O&M
1950 Wing - Hallway, Room 106 (Teachers' Room)	Vinyl Floor Tile - 9"	H30 S	1,150 sq ft	Removed Jul 2012	---	---	---
Faculty Rm Bathroom	Vinyl Floor Tile - 9"	H30 S	25 sq ft	No Damage	No Damage	Continue O & M	Continue O & M
1950 Wing - Rooms 100, 101, 102, 104 (<i>Under Carpet</i>)	Vinyl Floor Tile - 9"	H30 S	2,850 sq ft	No Damage	No Change	Continue O&M	Continue O&M

Building: **Lester D. Wilson Elementary School**
 Owner: Alexandria Township Board of Education
 Address: 525 County Route 513, Pittstown, NJ

Date Surveyed: December 30th, 2022
 Inspected By: Adam Simon
 Page: 5 of 5

6 MONTH PERIODIC SURVEILLANCE INSPECTION

Locations	Material Description	Homo ID No.	Amount	Previous Condition	Current Condition	Previous Response	Current Response
Crawl Spaces - below 1940 section and above Gym corridor, Attic above 1950 section	Elbow Insulation in Air Cell/Block Pipe Wrap	H31 A	40 loc	Removed Jul 2003	---	---	---
Under Stage	Conc Ring Pipe Insulation	H41 A	60 lin ft	Removed Jul 2003	---	---	---
Classrooms, Hallways in 1968/1968 Wing	Terrazzo Floors	H42 A	6,500 sq ft	No Damage	No Change	Continue O&M	Continue O&M
Boiler Room, Basement Storage Room	Fire Door Insulation	H43 A	48 sq ft	No Damage	No Change	Continue O&M	Continue O&M

The following materials are added to the Original AHERA Management Plan

Boiler Room	Cementitious Ceiling	LDW-51A	750 sq ft	Sampled Non ACM	---	---	---
Boiler Room	Cementitious Pipe Insulation	LDW-51A	50 loc	Removed Jul 2003	---	---	---
1955 Section - Rooms 116 and lavatory (Room 1L), Room 120 and lavatories (Kindergarten)	VAT under univents, moldings, etc	LDW-51A	--	Removed	---	Removed Delete From O & M	---
Classrooms	Green Boards and mounting adhesives	LDW-51A	--	No Damage	No Change	Continue O&M	Continue O&M

Notes:

1. The suffix in the Homog ID No refers to whether the material was sampled (S), and known to contain asbestos, or assumed (A) to contain asbestos.
2. Room numbers or designations in parenthesis in the Location column refers to the designation used in the original 1989 AHERA Plan.

Building: **Alexandria Middle School**
 Owner: Alexandria Township Board of Education
 Address: 575 County Route 513, Pittstown, NJ

Date Surveyed: Dec 30th, 2022
 Inspected By: Adam Simon
 Page: 1 of 2

6 MONTH PERIODIC SURVEILLANCE INSPECTION

Locations	Material Description	Homo ID No.	Amount	Previous Condition	Current Condition	Previous Response	Current Response
Classrooms, Hallways, Offices	Ceiling Tile, 2x4 Lay In	H01 S	36,000 sq ft	---	---	Sampled -- Not ACM	---
Classrooms, Nurse's Office, Cafeteria, Ramp to Gymnasium	12" Vinyl Floor Tile	H02 S	42,000 sq ft	---	---	Sampled -- Not ACM	---
Nurse's Lavatory, Locker Rooms, Lavatories	Wallboard Wall/Ceiling	H03 S	1,800 sq ft	---	---	Sampled -- Not ACM	---
Locker Rooms	Plaster Ceilings	H04 S	950 sq ft	---	---	Sampled -- Not ACM	---
Gymnasium & Equip Room, above drop ceilings in Cafeteria, Offices, & Locker Rooms	Cementitious Elbow/Joints	H05 S	225 locations	---	---	Sampled -- Not ACM	---
Boiler Room	Cementitious Elbow/Joints	H05 A	5 Count	Not Asbestos	---	Sampled Not Asbestos 12/8/21 Delete From O & M	---
Boiler Room	Tank Insulation	H06 S	80 sq ft	---	---	Sampled -- Not ACM	---
Music Room	Plaster Walls	H07 S	275 sq ft	---	---	Sampled -- Not ACM	---
Music Room	Acoustic Walls Panels	H08 S		---	---	Sampled -- Not ACM	---
Boiler Room	Fire Door Insulation	H11 A	18 sq ft	No Damage	No Change	Continue O&M	Continue O&M
Boiler Room, Gym Equip Room	Vibration Collars on Ventilators	H12 A	20 sq ft	No Damage	No Change	Continue O&M	Continue O&M

The following materials were added to the Original AHERA Management Plan

Cafeteria and adjacent entrance hallways, Kitchen serving line, Ramps to Old Gym, Custodial Office/Storage Room/ Rm 18	12" Brown - Vinyl Floor Tile & Mastic	AMS-21S	3,000 sq ft	Removed Jul 2003	Note 1	---	---
Room 17/ Room 6	12" Brown - Vinyl Floor Tile & Mastic	AMS-21S	1,500 sq ft	No Damage	<1% Damage Note 2	Continue O&M	3 Chips in Rm 17 Continue O&M
Well Pit	Cementitious Tank Insulation	AMS-22S	14 locations	---	Note 3	Sampled -- Not ACM	---

Building: **Alexandria Middle School**
Owner: Alexandria Township Board of Education
Address: 575 County Route 513, Pittstown, NJ

Date Surveyed: Dec 30th, 2022
Inspected By: Adam Simon
Page: 2 of 2

6 MONTH PERIODIC SURVEILLANCE INSPECTION

Locations	Material Description	Homo ID No.	Amount	Previous Condition	Current Condition	Previous Response	Current Response
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Notes:

1. **Contrary to the sampling results from the original AHERA Plan in 1989, the floor tile was sampled in March 2003 and determined to contain asbestos. The project to remove vinyl floor tile in the Cafeteria and adjacent entrance hallways, Kitchen serving line, Ramps to Old Gymnasium and Custodian Office was completed on July 9, 2003.**
2. **Remaining 12" brown vinyl floor tile is incorporated in the Management Plan**
3. **The potable water tank was removed and the well pit was demolished to construct the new addition to the school.**

Certificate of Completion

awarded to

Adam Simon

for successfully completing the prescribed course of study in

Pennsylvania Asbestos Building Inspector Refresher Course

under TSCA Title II, Virtual Teleconference

presented by

ACCESS TRAINING SERVICES, INC.

7921 River Road, Pennsauken, NJ 08110

(856) 665-3449

10/6/22

Course Date

N/A

Exam Date

10/6/23

Expiration Date

Not Provided

Social Security Number

ACC-1022-6-005

Certificate Number



Mark K. Schlager
Training Director

Certificate of Completion

awarded to

Patrick D. McGuinness

for successfully completing the prescribed course of study in

Pennsylvania Asbestos Building Inspector Refresher Course

under TSCA Title II

presented by

ACCESS TRAINING SERVICES, INC.

7921 River Road, Pennsauken, NJ 08110

(856) 665-3449

11/12/20

Course Date

N/A

Exam Date

11/12/21


Expiration Date

Not Provided

Social Security Number

ACC-1120-6-003

Certificate Number



Mark K. Schlager
Training Director