

April 18, 2024

Dr. Tracy Handerhan,
Superintendent
Wall Township Schools
1620 18th Ave
Wall Township, NJ 07719

Dear Dr. Handerhan,

This report is a follow-up to our April 15, 2024 walk-through visual inspection of upper and lower-level classrooms of the Old Mill Elementary School, conducted as part of the Wall Township Schools preparation for building upgrades being planned as part of the recently passed referendum to upgrade HVAC units and other upgrades at the school. It is our understanding that the HVAC upgrades may include removal and/or replacement of water lines servicing unit ventilator coils, which will require access to ceiling cavity spaces above dropped ceiling tiles in many 1st and 2nd floor classrooms.

Background Information

In preparation for this work, the Wall Township Schools Facilities Department reviewed its [Asbestos Management Plan](#) and initiated a process to review building materials for any Potential Asbestos Containing Materials (PACM) which may be impacted during any planned major renovations. After review of historical AHERA reports, and as a precaution, the district hired an asbestos consultant to conduct additional bulk sampling of ceiling tiles which are likely to be removed during the planned. Low levels of chrysotile asbestos were detected in dropped ceiling tiles samples within 1 classroom, a bathroom and 1 hallway area. As this finding conflicted with previous historical AHERA reports, the district reached out to Dr. Richard Lynch, Ph.D., CIH of [ESM Corp](#) to provide additional guidance. This report summarizes my recommendations for next steps to assess the extent of any potential asbestos content within ceiling tiles and appropriate steps to ensure a safe environment for staff, students and visitors leading up to any widespread disturbance of ceiling tiles potentially impacted by the planned major renovations.

Suggested Next Steps

Based upon findings from my review of prior AHERA and recent bulk sampling reports, I recommend that the district consider the following:

1. An Asbestos Consultant should conduct air sampling for asbestos in a representative sample of classrooms, hallways, common spaces throughout both floors of the Old Mill Elementary School building. Samples should be sampled and analyzed in accordance with NIOSH method 7400 A, Rules Phase Contrast Microscopy. If fibers are detected exceeding the USEPA asbestos clearance level of 0.01 f/cc then confirmatory analysis via Transmission Electron Microscopy should be conducted.
2. Following collection of air samples described in Step #1 above, bulk samples should be collected from a minimum of two (2) red-backed 2x4' vintage ceiling tiles and two (2) non-vintage tiles from each of the classrooms. Samples should be analyzed via Polarized Light Microscopy (PLM)

in accordance with AHERA Method 40 CFR 763 Subpart E, supplemented with EPA 600/R93/116.

3. The recommended locations for air and bulk samples to be collected described in Steps #1 and #2 above are listed below:
 - **1st Floor** - 100, 112, 115, 117, 118, 121, 128, Cafeteria, Hallway Outside of Cafeteria.
 - **2nd Floor** – 211, 214, 215, 218, 222, Nurse, Main Office, 255, Boys Bathroom, Girls Bathroom, Library, Hallway.

For each room sampled, the number of *older vintage* and *newer tiles* should be reported along with the general condition of tiles within the room (*Intact, Damaged, or Deteriorated*).

It is recommended that this assessment be conducted as soon as practicable. When the consultant's report is received, please forward the report to me for evaluation, and suggested next steps.

Thanks again for the opportunity to assist you. Please contact me with any questions at (856)764-3557.

Sincerely,

Richard M. Lynch

Richard M. Lynch, Ph.D., CIH, CMC, CMRS, CHFM
President - Environmental Safety Management Corporation -
AIHA Fellow

Certified Industrial Hygienist

Certified Microbial Consultant

Certified Microbial Remediation Supervisor

Certified Healthcare Facility Manager

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