

Attachment B

Dear Dr. Starr and MCPS Staff,

On July 22, 2011, the Draft Facilities Assessment with Criteria and Testing Report assessed Poolesville Elementary School's Facilities Condition Index at number 10 compared to all other elementary schools recently assessed within Montgomery County. This letter is to comment on this report, and to voice our concern regarding our ranking. Poolesville Elementary School has many of the same problems that other schools have, such as deficient sized classrooms, lack of an instrumental music room, no dual purpose room, a shortage of support staff offices, etc. Poolesville Elementary School is in dire need of programmatic and building infrastructure modernization, and the FACT report should be updated to raise our ranking within the elementary school modernization prioritization listing.

There are significant building deficiencies that should increase Poolesville Elementary School's Facilities Condition Index ranking. These deficiencies include asbestos in flooring, inadequate radon testing, mold, indoor air quality, inadequate security detection, poorly lit classrooms, and unacceptable housing for long term emergencies.

First, the six month inspection dated 09/01/09 and 09/09/09 on the FACT report states there are high levels of asbestos-containing flooring in all corridors. There are several other areas that also contain asbestos containing flooring including two classrooms, some storage areas and some carpet with positive flooring below in the main office. The main concern is the FACT report states that there are damaged floor tiles within the school. Per Princeton University's Environmental Health and Safety Department website the flooring will not release asbestos fibers unless disturbed or damaged. These damaged floor tiles pose a life safety risk to students, staff, and teachers at Poolesville Elementary School, and this should increase our ranking. There is only one other school with a higher ranking than us that included asbestos as a deficiency.

Second, is the radon testing was performed on 12/30/1987. The FACT report states the radon levels were between 0.2 and 0.3 (pCi/L). It doesn't state if this was outside or inside the school. The EPA states that the normal outside levels is about 0.4 pCi/L and indoor 1.3 pCi/L. So, I feel these levels reported were measured outside of the school. Since the previous radon testing was performed nearly 24 years ago, Poolesville Elementary should have a new radon test inside the school to find the true indoor readings. If these readings are high then our school should be moved up on the list. Also, a radon detection system is not present in the school and should be installed. This also poses another life safety risk with the potential to be hazardous.

Third, there is suspect mold and stained ceiling tiles in the ESOL room, classrooms, and bathrooms. Mold per the EPA can cause allergic reactions, asthma and other respiratory problems. There is no way to eliminate the mold but continued growth can be contained. The school must have the mold cleaned and eliminate the sources of the moisture. If this can't be done cost effectively without modernization then the school should move up on the list.

Fourth, while the school meets the ASHRAE 62.1 outside air intake standards the inside air does not meet ASHRAE ventilation requirements per the FACT report. This is troubling considering we do not have an accurate radon measurement, asbestos in the flooring, and there is a presence of mold.

Fifth, the school doesn't have any form of intrusion detection system, no video security surveillance camera system, the main office doesn't have good visual site of the main entrance or bus loop due to limited windows and there is no PA system in the restrooms. Some of the other schools have security surveillance for the front and sides of the school.

Sixth, the classrooms are poorly lit. Only 43% of the classrooms meet the 40-50 foot candle requirement. The Illuminating Engineering Society recommends that for rooms where there will be reading and writing there should be at least 50 to 100 foot-candles of light. Poolesville Elementary school has few areas that meet even the low standard of 40-50 foot candles.

Seventh, the FACT report states that there is no acceptable place to house the population in case of a long term emergency. Poolesville Elementary school is a hub for the population in the Agriculture Reserve. During the recent flooding many of the roads leading to Poolesville were closed. If there were a need to use the Elementary school for long term emergency for the population it wouldn't be able to handle it per the report.

Some other issues include the following:

1. The health room is 67.31% deficient in size, it doesn't connect to the main office by door, there is no separate area for private consultation (privacy issues), no hand sink and the rest area isn't large enough for more than one child to lay down and one to sit. There is also no ability to have a separate area for males and females.
2. We also have four classrooms that aren't acoustically separated.
3. There is no system to call the office privately from the classrooms. There is a potential for a breakdown in emergency notifications.
4. No classrooms have a master electronic cutoff for gas, electricity and water.
5. The school does not have an emergency generator.
6. The kindergarten playground is deficient in size.
7. Current electrical supply falls below the required 1400 to 1600 amps.

There are multiple reasons to consider changing Poolesville Elementary Schools ranking. We ask for parity within the county. Our school has not been modernized, and the original building was constructed in 1960. We have asbestos, mold, and no idea of our radon levels and no warning system. Our school has no security surveillance. There is poor air quality and poorly lit classrooms. These are all compelling reasons for moving Poolesville Elementary up on the list.

Poolesville Elementary School's deferred maintenance needs to be addressed to provide a safe environment for our students, teachers, and staff members. We thank you for previous support, and request that you reconsider are ranking.