January 20, 2022

Mr. Rhajon Watson
Operations Manager
University Heights Charter School
74 Hartford Street
Newark, NJ 07103

RE: AHERA 6 Month Inspection Report

Dear Mr. Watson:

Acting in the capacity of the University Heights Charter School's (the Charter School) Asbestos Management Consultant, Garden State Environmental, Inc. (GSE) has been retained by the Charter School to conduct the six-month asbestos inspection of its School Buildings as required by the "Asbestos-Containing Materials in Schools Rule" (EPA 40 CFR 763, Subpart E - AHERA).

The Six-Month Inspection was performed on September 23, 2021 in accordance with EPA 40 CFR 763.92(b). The site inspections were conducted by Tara Ekiert B.S., Industrial Hygienist and USEPA Asbestos Hazard Emergency Response Act (AHERA) accredited Building Inspector from GSE.

The University Heights Junior High School building was previously located at 111 7th Avenue in Newark, New Jersey and contained friable and non-friable suspect asbestos containing materials (SACM). However, the Junior High School has recently relocated to a multi-tenant high rise building located at 570 Broad Street, Newark, New Jersey. The school occupies three (3) floors of the buildings and was completely renovated between 2018 and 2020 and contained **NO** suspect asbestos containing materials (SACM).

The two (2) additional buildings occupied by the Charter School; 74 Hartford Street and 111 Morris Avenue respectively also underwent extensive renovations in 2013 and prior AHERA inspections identified **NO** SACM in these locations.

Should any SACM be identified in any of these three (3) locations, contact GSE immediately to arrange for environmental sampling and analysis.

Please refer to the attached Tables 1-3 which summarize all inspection findings and recommendations.

Recommendations:

1. This report must be filed in the Charter School's Asbestos Management Plan (AMP) notebook/file for future reference and access by any interested party. The Management Plan must be updated to reflect any changes in the school's AHERA program, remediation efforts and O&M efforts.

2. The Charter School must ensure that Annual Notification is made to Parents, Teachers, Building Occupants and Employee Organizations concerning Charter School AHERA management activities. The Annual Notification letter is attached to this report for your convenience.

3. All Head Custodians should post a copy of the spreadsheet for their schools in a visible location in their workstations so they are aware of the locations and conditions of all known or suspected asbestos containing materials in their schools.

If you have any questions pertaining to this report or the inspection, please call the GSE office at 201-652-1119.

Thank you for using the professional services of GSE.

Respectfully submitted,

Tara E. Ekiert, BS
Industrial Hygienist
AHERA Asbestos Building Inspector #878566

Reviewed by:

Bruce D. Wolf, MPA, HO
Sr. Vice President

September 2021

To Parent, Teacher & Employee Organizations:

In the past, asbestos was used extensively in building materials because of its insulating, sound absorbing, and fire retarding capabilities. Most buildings constructed before the early 1980's contained some asbestos. Intact and undisturbed asbestos materials generally do not pose a health risk. However, if damaged, asbestos fibers can be released into the air causing potential health problems, such as cancer and asbestosis.

In 1986, Congress passed the Asbestos Hazard Emergency Response Act (AHERA) which requires schools to follow a careful process of identifying, monitoring and maintaining known or assumed asbestos containing building materials to prevent hazardous conditions. Each educational facility shall reassess all known or assumed asbestos containing materials at least every six months (periodic surveillance) and re-inspect those facilities every three years. The law further requires an Asbestos Management Plan (AMP) to be in place. The University Heights Charter School (Charter School) has developed and maintains a plan and related files as required. The plan requires that we: distribute an annual notification on the status of asbestos activities, educate and train potentially exposed employees about asbestos and how to safely deal with it, notify short-term or temporary workers on the locations of the asbestos containing building materials; post warning labels in utility areas with known or assumed asbestos, follow specific procedures to prevent the disturbance of asbestos containing materials.

Since relocating the Junior High School in 2021, The Charter School has no known suspect asbestos containing building materials within its buildings. We have contracted with Garden State Environmental, Inc. (GSE) to act as our AHERA Asbestos Consultant to ensure that all required safety procedures are followed and properly documented. The Charter School is in full compliance with these requirements. The most recent six-month inspection was performed in September 2021. Inspections are conducted every 6-months, with the next one scheduled for March, 2022. Following each inspection, all findings are documented and reported to the Charter School by an AHERA accredited Asbestos Building Inspector from GSE.

It is the intention of the Charter School to comply with all federal and state regulations controlling asbestos and to take whatever steps are necessary to ensure students and employees enjoy a healthy and safe environment. You are welcome to review a copy of the Asbestos Management Plan files in the main office of each school office during regular school hours.

Sincerely,

Mr. Rhajon Watson
University Heights Charter School Representative

Septiembre de 2021

A las organizaciones de padres, maestros y empleados:

En el pasado, el asbesto se usaba ampliamente en materiales de construcción debido a su capacidad aislante, absorbente de sonido y retardante del fuego. La mayoría de los edificios construidos antes de principios de los 80 contenían algo de amianto. Los materiales de asbesto intactos y no perturbados generalmente no representan un riesgo para la salud. Sin embargo, si se dañan, las fibras de asbesto pueden liberarse al aire y causar posibles problemas de salud, como cáncer y asbestosis.

En 1986, el Congreso aprobó la Ley de Respuesta a Emergencias por Peligro de Asbesto (AHERA) que requiere que las escuelas sigan un proceso cuidadoso de identificación, monitoreo y mantenimiento de materiales de construcción que contienen asbesto conocido o asumido para prevenir condiciones peligrosas. Cada instalación educativa deberá reevaluar todos los materiales que contengan asbesto, conocidos o asumidos, al menos cada seis meses (vigilancia periódica) y volver a inspeccionar esas instalaciones cada tres años. Además, la ley requiere que exista un Plan de Manejo de Asbesto (AMP). University Heights Charter School (Charter School) ha desarrollado y mantiene un plan y archivos relacionados según sea necesario. El plan requiere que: distribuyamos una notificación anual sobre el estado de las actividades de asbesto, eduquemos y capacitemos a los empleados potencialmente expuestos sobre el asbesto y cómo tratarlo de manera segura, notifiquemos a los trabajadores temporales o de corto plazo en las ubicaciones de los materiales de construcción que contienen asbesto; Coloque etiquetas de advertencia en áreas de servicios públicos con asbesto conocido o supuesto, siga procedimientos específicos para evitar la alteración de los materiales que contienen asbesto.

El edificio de la escuela charter no tiene materiales sospechosos de contener asbesto dentro de sus edificios. Hemos contratado a Garden State Environmental, Inc. (GSE) para actuar como nuestro consultor de asbesto de AHERA para garantizar que se sigan y documenten debidamente todos los procedimientos de seguridad requeridos. La escuela autónoma cumple plenamente con estos requisitos. La inspección de 6 meses más reciente se realizó en Septiembre de 2021. Las inspecciones se llevan a cabo cada 6 meses, y la siguiente está programada para Marzo de 2022. Después de cada inspección, todos los hallazgos se documentan e informan a la escuela autónoma por un organismo acreditado por AHERA. Inspector de edificios de amianto de GSE.

Es la intención de la escuela autónoma cumplir con todas las regulaciones federales y estatales que controlan el asbesto y tomar las medidas necesarias para garantizar que los estudiantes y empleados disfruten de un ambiente saludable y seguro. Le invitamos a revisar una copia de los archivos del Plan de manejo de asbesto en la oficina principal de cada oficina escolar durante el horario escolar regular.

Sinceramente,

Sr. Rhajon Watson
Representante de University Heights Charter School