

February 1, 2024

Dear OPM Families and Staff,

As many of you know, Okemos Public Schools contracted with the Environmental Resources Group and other experts to conduct environmental testing throughout Okemos Public Montessori at Central. This environmental testing was conducted in every room in the OPM building starting in early January and continuing through this week. In addition, follow up lead water testing occurred on January 25 which included seven rooms throughout the building that were strategically selected by our testing experts.

We are sharing this information now that we have all of the data and lab reports to pass onto our families and staff.

The January 2024 testing included:

- Water testing (lead)
- Air testing (asbestos, lead, mold)
- Surface testing (asbestos, lead, mold)

You can find room-by-room information in the attached chart. The district is contracting with [ERG](#), [Clean Team](#), [GFL Environmental](#), and [Enviro-Tech Services](#) to test, clean, and remediate identified concerns.

Summary of Testing from Phil Peterson, ERG:

Good Thursday afternoon. Thank you to the Okemos Public School District for allowing ERG to perform such a comprehensive battery of testing throughout the Okemos Public Montessori. Our report is enormous, and it will take time for everyone to process all the information it contains. To help everyone understand the findings, there are a few summarizing points I'd like to make about the indoor environmental quality at OPM, which are as follows:

- No asbestos was detected in any of the dust samples collected in the building.
- Airborne (asbestos) fiber concentrations were below the EPA limit throughout the building.
- No lead was detected in any of the air samples collected in the building.

- Lead was detected in the dust in 2 rooms in the building and Okemos Public Schools took prompt action to correct those situations. No lead was detected in the dust anywhere else in the building. Follow up dust testing has been completed in those 2 rooms and has demonstrated that no detectable lead remains.
- Mold in air concentrations were within established limits, except for one hallway location which has been remediated and retested and which now has airborne mold concentrations within established limits.
- Mold in dust was found in about a dozen locations above the desired 1% limit or mold in dust concentrations were below that 1% limit but highly allergenic mold spores were present. ERG has recommended additional cleaning and retesting in those locations. Much of that additional cleaning has been completed and the additional cleaning that remains is scheduled to occur in the very near future. ERG is also scheduled to retest in the very near future.

Although I did not write this in the report, given the age of the building, its history of water leaks and deferred maintenance, the building today is safe to occupy. I would personally feel safe working there and the school is one that I would gladly send my 5-year-old twin grandsons to attend.

OPS Environmental Website:

The Okemos Schools Environmental Testing Website will launch Feb. 2 at noon. You can visit the site at opsenvironmental.net or find a link on the district's home page. This site will house all testing results and lab reports, health resources, OPM Facilities Committee meeting notes and more. The website will be updated regularly with new testing results and committee meeting information.

Environmental Testing Safe Limits:

Lead (Water): Only one of the seven rooms tested for lead analysis had any detectable lead. Water in room 131, the Art Room, measured 1 part per billion (ppb), which is below the Filter First limit of 5 ppb. No lead was detected in any of the other 6 drinking water samples. All bottle fillers tested undetectable.

- ERG believes the results show that the daily flushing is working to coat the pipes as intended and recommends to continue flushing. **ERG worked with the Ingham County Health Department to set the frequency and scope for future lead water testing at OPM. The next lead water testing is scheduled for early April.**

Lead (Air): No lead was detected in any of the collected air samples. No airborne limit for lead exposure exists for children, but the Michigan Occupational Safety and Health Administration (MIOSHA) permissible exposure limit (for adults in the workplace) is 50 micrograms of lead per cubic meter of air.

Lead (Surface): Testing detected two spaces with lead in the dust: the Enrichment Room results showed 11 micrograms of lead per square foot of surface area (ug/ft²) in Room 135 and 6.3 (ug/ft²) in the Staff Lounge. The Michigan Department of Health and Human Services limit is 10 ug/ft² of lead on floor surfaces in daycare spaces.

Asbestos (Air): All airborne asbestos fiber concentrations were lower than required by the EPA in a K-12 school building, which is 0.01 fibers per cubic centimeter of air (f/cc) for acceptable air quality. Tests showed below 0.005 (f/cc) in every case.

Asbestos (Surface): No asbestos was detected in any of the collected dust samples. The limit in Michigan is more than one percent asbestos in dust.

Mold (Air): Tests showed the air was either devoid of mold or had airborne mold concentrations that were low and consistent with the Baxter Criteria, with one exception. The hallway outside of the library, while not exceeding the Baxter Criteria, did contain a low, but statistically significant number of spores of the genus *Stachybotrys*. Some authors have described this mold as highly allergenic. Highly allergenic mold should not be measurable in any significant number in the air or in settled dust. The issue has been remediated and our rest showed no further concerns.

The [Baxter Criteria](#) are based on a battery of research that sets the criteria used to determine if indoor mold concentrations are elevated or not. To meet the Baxter Criteria, mold spores are measured as individual strains, as well as with all strains added together. All measurements are then compared against the expected norms.

Mold (Surface): Generally, mold was not detected in dust above the normal threshold of 1%. The presence of some mold in dust is inevitable, but with good housekeeping practices and a dry indoor environment, mold should not be present at levels above 1%, nor should highly allergenic mold be present, nor should visible mold be present. **While test results did show elevated levels of mold spores or low levels of highly allergenic mold spores, the lack of mold in the air shows that the building's filtration systems are working effectively.**

Next Steps:

- Continue with recommended water flushing, remediation, cleaning, and retesting
- OPS Environmental Testing [website](#) live Feb. 2 at noon
- OPM Facilities Committee next meeting Feb. 5
- Community forum planned for the week of Feb. 26
- Sharing updated testing results with the community as they are finalized

Room #/ Teacher	Lead water testing results (Action required at 5 ppb)	Remediation
Room 104: Kara	0 ppb	In process: Continue daily flushing
Room 107: Beth	0 ppb	In process: Continue daily flushing
Room 116: Jennifer	0 ppb	In process: Continue daily flushing

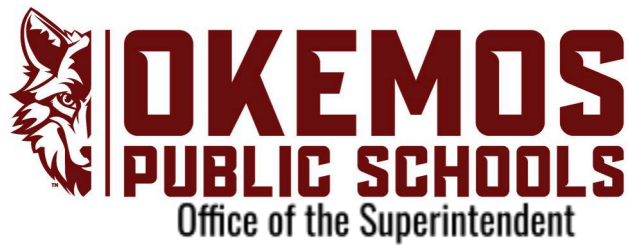
Room 119: Holly	0 ppb	In process: Continue daily flushing
Room 121: Kelly B.	0 ppb	In process: Continue daily flushing
Room 131: Art Room	1 ppb	In process: Continue daily flushing
Room 135: Enrichment	0 ppb	In process: Continue daily flushing
All Bottle Filler	0 ppb	N/A

Contacts for Further Information:

Brian Lieber, OPS Operations: 517-706-5039
OPS Health Team: 517-706-5008
OPS Communications: communication@okemosk12.net
ICHD: 517-887-4311



John J. Hood
Superintendent



OPM Environmental Health Update

January 12, 2024

Dear OPM Families and Staff,

The district is committed to keeping the OPM community updated about the environmental conditions in the building, including the results of recent air and dust tests and an upcoming website to view those results. We also are moving forward with our commitment to deep clean the building now that testing is done. In this update we will have information about:

- Environmental testing update
- Environmental testing website
- Schedule for retesting the water for lead
- OPM odor
- Deep cleaning update
- OPM Facility Committee members and first meeting
- Recent 2022 bond improvements
- Welcome to Operations Director Brian Lieber
- Okemos School Board discussion items

For your reference, here are links to the [slideshow](#) and [video](#) from the December 14, 2023 Q&A meeting on the environmental conditions and testing at OPM.

Environmental Testing Update:

Phil Peterson and his team from the Environmental Resources Group conducted testing in all of the OPM rooms from January 2 to January 5. ERG anticipates they will need about two weeks to receive the complete results of the data and to compile their report. We will share information with the community as soon as we have final official reports, not preliminary data. ERG tested air and dust for lead, mold, asbestos, spores, pollen, and other particulates and the results of those tests.

As of Friday, Jan. 12, official reports from ERG show:

- all of the bottle fillers tested non-detectable for lead.
- all of the rooms' dust samples tested non-detectable for asbestos.

This testing was done before the deep cleaning so testing showed the current conditions of the building.

Environmental Testing website:

The district is excited to unveil a new website with comprehensive information about the environmental testing conducted at OPM, which will include test results and full reports from the testing agencies. The OPM Committee will provide feedback on the web pages when we meet on January 24. Until that is finalized, we will continue to share any updated results from the environmental testing completed over winter break via email.

Schedule for Retesting the Water for Lead:

ERG will return to OPM on January 22 to retest the water for lead. After positive tests in November and December, the Ingham County Health Department recommended flushing the water for 10 minutes each school day for 30 days and then retesting. Because of winter break, that daily flushing was interrupted, so ICHD recommended waiting until late January to retest the water for lead.

ERG plans to take water samples at the first useable faucet nearest the supply entering the building, at up to 5 classroom faucet locations and at the classroom faucet at the end of the water supply system (we believe this to be the faucet in Room 121, which had 41 ppb lead at the last test). The intention would be to sample drinking water prior to the daily flushing, so the building water system will have remained unused overnight. We will share results and next steps once completed!

OPM Odor:

Before winter break we found evidence of animal activity in one of the air vents on the roof leading into the building. We cleaned the areas that we could reach and replaced the screen at the top of the vent. Next, a professional company will clean a 30 foot section of the vent pipe that is difficult to access. Since we returned from break, the smell has been undetectable, but we will continue to investigate the cause of the odor and monitor to see if it returns.

Deep Cleaning Update:

The top-down deep cleaning of OPM will start on January 19 and continue for the next four weekends. The crew from Clean Team will work Fridays from 6 p.m. to 2 a.m. and Saturdays and Sundays from 7 a.m. to 12 a.m. We will keep you updated on their progress.

OPM Facility Committee Members and First Meeting:

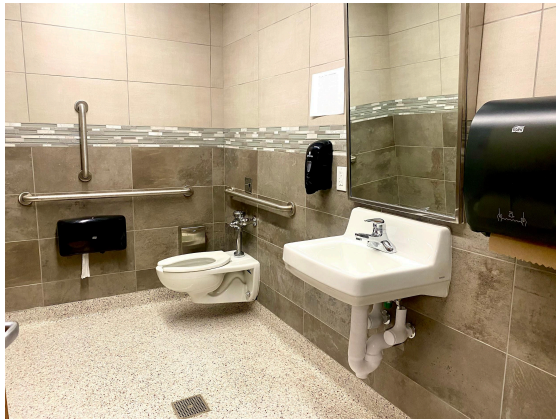
The first meeting of the OPM Facility Committee is scheduled for January 24. The committee will follow up on the most recent round of environmental testing; we should have most of the results available before the meeting. We will look to the committee to help decide next steps – short term and long term – based on that information and to help create a communication plan for sharing information with the greater OPM and OPS community, including a dedicated website for the testing results. We wanted to share contact information in case you have input or information to share.

OPM Facility Committee	
Kelly Sundeen OPM Principal kelly.sundeen@okemosk12.net	Jennifer Schlicher OEA Representative jennifer.schlicher@okemosk12.net
Kelly Bertilrud OPM 3rd and 4th grade kelly.bertilrud@okemosk12.net	Lori Mazzullo OEA representative lori.mazzullo@okemosk12.net
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Katie Cavanaugh OPS Board Member katie.cavanaugh@okemosk12.net	Natalie Warren OPM Student Alumni warrenn5@msu.edu

Recent OPM Improvements:

We are excited to share that the new OPM secure vestibule, student health room and main office opened this week! Thank you for your patience during construction. In addition, we wanted to share other building updates: new student and staff restrooms, a gymnasium renovation and new student lockers - all funded from the passage of school bonds in 2019 and 2022. Thank you Okemos community!





Welcome to Operations Director Brian Lieber!

The district's new Operations Director, Brian Lieber, started work on January 3. Mr. Lieber has almost two decades of private sector operations experience, is an Okemos alumni (he attended Central Elementary), and is a parent and Okemos resident himself! We look forward to his work at OPM and district wide!

Okemos School Board Discussion Items

At an upcoming board meeting, the district will share information about the OPM building assessment that was completed prior to the 2022 bond, what improvements have been completed, improvements that are planned, and when future improvements are scheduled to happen. Please check the Board agenda on the district [website](#) for an update. We expect the information to be shared at the Jan 22 or February 12 board meeting. Board meetings are scheduled for 7 p.m., and we invite you to attend in person or through [Zoom](#).

A handwritten signature in black ink that reads "John J. Hood". The signature is written in a cursive style with a large initial "J" and "H".

John J. Hood
Superintendent