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Kathleen A. Donovan
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August 5, 2014

Mr. John Perkins
Business Administrator
Dumont Borough Hall
50 Washington Avenue
Dumont, NJ 07628

An industrial hygiene investigation was conducted on July 7, 23, and 30, 2014 by the Bergen County Department of Health Services at the following facility:

Dumont Borough Hall
50 Washington Avenue
Dumont, NJ 07628

Described as follows: **Police Department/Borough Hall**

The enclosed report describes the findings of the investigation and provides recommendations for the control of identified occupational health and safety hazards. With the intent that all involved parties work together to address and to solve existing problems, this information is being provided simultaneously to management, employees, the union (if there is one), and the local health officer.

If there are any questions regarding the investigation or the contents of this report, please direct them to me at (201) 634-2785, between the hours of 9:00am and 4:30pm. We feel that this cooperative effort between employers, employees, and the local health agency personnel will be a positive step toward promoting and maintaining good health among the working population of Bergen County.

I. Introduction

This investigation by the Occupational Health Division of the Bergen County Department of Health Services was initiated at the request of employees of the Dumont Police Department. Concerns of potential asbestos exposures, the presence of mold as a result of excessive water intrusion, poor indoor air quality, and inadequate health and safety conditions throughout the department were expressed. Although the Police Department is located on the lower of the building, staff members are troubled with the conditions of the entire building; they also occupy space on the second and third floors. Officers are experiencing headaches, sore throats, coughing, sneezing and are lethargic when working inside of the building after short periods of time. Complaints of water pooling into the building during inclement weather in various locations are of a major concern. The most recent site investigations by Melissa Johnson, were performed on July 1st, 23rd and 30th, 2014.

II. Findings

The building in question houses the following:

The Police Department, located on the ground level (some areas below grade) employs 43 people, 39 are full-time employees. The Business Administrator, Borough Clerk, Tax Collector, Finance Department, Court Office, Court, Conference Room, Health Department and Nurses are located on the second floor, 11 full-time employees are located in these offices. The Fire Prevention Bureau, Fireman's office, D.A.R.E. office (police), Building Department, Summer Recreation room, Summer Recreation office, council meeting room, and Police Department storage rooms are located on the third floor; where 4 full-time employees are employed. The Teen Center, Kitchen and storage closets are located on the fourth floor; no full-time employees are located in this area. The teen center is utilized on Friday and Saturday evenings, number of occupants varies.

The ground level houses the boiler room, no employees work in the area. Adjacent to the boiler room is an IT room. Employees no longer work in this area; however, it is accessed intermittently. The structure was built in 1918 and was a school until approximately 52 years ago. Until such time, the third floor was previously used as an indoor firing range.

The building is currently in a deteriorated condition, and it has not yet been determined whether it will be renovated or if a new facility will be built on or off-site. The entire roof is in disrepair and is need of total replacement. Roof shingles and nails can be found around the perimeter and on the fire escape in large quantities. Flat tires on police patrol cars are problematic and are a normal occurrence (roof nail punctures). The masonry is also in gross disrepair on all sides of the building. Falling bricks and stones have been a concern of police officers, thereby establishing a need to place plywood over the metal awning located outside of the parking lot entrance to prevent injury. The conditions continuously cause water to infiltrate all levels of the building, depending on the quantity of rain, melting of snow and wind direction.

Stairwell walls have also deteriorated since 2011. These stairwells are utilized by the Building Department, Borough Clerk, Teen Center, Rec Center Registration, Domestic Violence Team, Police Department and the

general public. Plastic on the walls and plywood on the ceiling does not constitute remediation. Areas of the roof have folded tarp with items placed on top to secure the tarp from moving. It appears to be a methodology used to prevent water from seeping into the building. This has not been verified.

Telephones have been damaged due to water infiltration, most recently in the Clerk's Office on the second floor. Computers have been damaged within the Police department on several occasions. Public entrances and employee entrances often have puddles from the accumulation rain water. Light fixtures throughout the building have water stains inside the fixtures and numerous water-stained ceiling tiles can be found on all levels throughout. Many ceiling tiles have pre-drilled holes in them to capture water in garbage pails when necessary. Many exterior doors appear to original or at least 50+ years old; some only open with excessive force, others are visibly rotted and warped, no longer close properly. Sunlight can be seen shining through from the outside, around the perimeter of closed exit doors and windows in the basement. The condition of the wood on some of these exit doors are extremely rotted, allowing only a gently push or kick to permeate through to the other side. The hardware has fallen off another exterior; a lock has not been installed.

Between January 27 and June 2, 2008, *Ronald Schmidt and Associates, PA* proposed to provide the Borough with a 'Programming and Site Feasibility' study; costing between $67,400 and 83,400 (several revisions were submitted). Some items included were measured plan drawings of the building, a survey report for improvements with costs, special needs survey, etc.

A five-page itemized list of *all immediate and necessary repairs* was noted in the above-mentioned 2008 document. More than ninety percent of the noted repairs are the exact same repairs that are needed to date. The conditions noted therein have actually deteriorated from those sited. I have attached the June 2, 2008 document for review.

In May, 2008, the *PMK Group* supplied the Borough with a cost estimate for the identification of asbestos and lead via a written survey for the entire building, asbestos abatement project design and assistance with contractor selection/project monitoring and final clearance samples for $13, 500. Additionally, $3,500.00 (B &G restoration, Inc.) was quoted for asbestos abatement of said areas.

On March 18, 2008, *Complete Roofing Systems, Inc. (CRS)* provided two estimates for roof repairs, one for $1685.00 and another for $1965.00. Two invoices for $2965.50 and $3650.00 on July 10, 2008 were provided for said repairs.

On August 28, 2008, Mandell Environmental Consulting was hired by PMK Group to provide a Lead Paint Inspection Report for areas that were slated to be renovated or demolished only, throughout Borough Hall. Many areas were found to be above the action level of 1.0 mg/cm^2. PMK Group subsequently provided the Lead-Based paint Identification Survey on October 6, 2008 for the purposes of anticipated renovations/demolition. Their reasonable "worse case" cost impact associated with the dust control/cleaning activities was ~$5,000.

PMK performed bulk asbestos sampling throughout the building on August 26 and 28, 2008, the samples were analyzed by Ameri Sci, Inc. Asbestos is present in various locations throughout the building; this is not uncommon due to the age of the building. The sampling results were provided, however, the asbestos survey report was not provided.

On February 20, 2009, the New Jersey Department of Labor and Workforce Development's Public Employees Occupational Health Division (PEOSH) performed a safety site inspection of the facility. As a result, PEOSH issued a Notice of Order to Comply; again, many of the violations listed are identical to those that exist within the building today. A follow-up to this inspection was conducted, however, no information has been provided.

On or about December 31, 2010, a generator was installed and/or relocated.

A thorough inspection was made of the Police Department was conducted building November 28, 2011 by Melissa Johnson. The rest of the building was examined during this time as well. A report indicating recommendations for remedial action was issued. At such time the new Mayor, Mr. James Kelly and Council members were seeking property to purchase and rebuild the entire facility off-site. Upon following up, there were discussions of relocating the Police Department only and renovating the existing structure for Borough hall; thereby providing a remedy for parking at this location.

On June 14, 2012, an indoor air quality investigation was performed by Birdsall Services Group. This report noted that *"most of the negative conditions that may impact the space start with the numerous points of water intrusion. The water intrusion has lead to water damage, water staining, mold growth and elevated humidity within the space. The water intrusion sources include, but are not limited to the following; roof leaks, gaps/cracks in the building's foundation, gaps/cracks in the brick walls, disconnected drain lines, and poor drainage in areas."* Once again, these conditions are the same conditions sited from 2008 and continue to exist today, only having worsened. The report also stated that *"the HVAC system did not appear to be functioning properly, evidence of damaged asbestos pipe insulation, rodent droppings and moldy items stored on the earthen ground in the lower level storage areas."* The cost for said services was not provided.

An asbestos sampling survey was completed for the Ready Room of the Police Department only on July 14, 2014 by Remington, Vernick and Arango Engineers. This survey was conducted as a result of a recent flood in this location. The carpet and contents of the room were removed. The floor beneath revealed damaged 9"x 9" floor tiles adhered to a concrete floor. Nine by nine inch floor tiles are known to contain asbestos. The report indicated that samples were taken on June 7th to identify asbestos containing material (ACM). The report revealed that the floor tiles, mastic on the wood lath and metal panels contained asbestos. It also indicated that the pipe insulation above the drop ceiling tiles was assumed to contain asbestos. This report recommended that all asbestos containing material abatement work be conducted in accordance with all applicable local, State, and Federal regulations. The costs for services were not provided.

On August 7, 2012, Birdsall provided the Borough with an Air Conditioning Systems Evaluation Report. This report stated that the *"lower level walls that were exposed have indications of sprawling due to repeated moisture conditions, suggesting the exterior masonry is not helping to ward off water infiltration. This is problematic when attempting to maintain reasonable humidity conditions within the space. Numerous doors were found to have deteriorated or missing weather stripping, or poor alignment creating areas of infiltration from exterior and adjacent areas as well. A good part of the rear basement area is an unconditioned dirt floor crawl space that is exposed directly to the interior occupied areas."*

Of particular importance are the following:

- Fire escape (currently not in use)
- Blocked escape routes
- Inoperable fire doors/Exit doors (will not open without force)
- Insufficient fire doors (rotten, warped, deteriorated)
- Improperly marked exit signs
- Insufficient exit lighting
- Means of egress lack adequate head room (lower level)
- Insufficient means of egress (lower level)
- Faulty roof
- Damaged asbestos tiles ((lower level)
- Water/flooding in offices (first and second floor)
- General water intrusion throughout the building
- Remediation of all water damaged areas (exterior and interior)
- Electrical hazards (light fixtures/light switches)
- Poor indoor air quality
- Inoperable elevator
- Vermin and insects within the building
- Secured Evidence Room (inadequate supply of fresh air/water instrusion)
- Clogged drain on ground near rear entrance

III. Recommendations

An exorbitant amount of planning, sampling and surveying has taken place over the past six years with regard to the final outcome of the Borough Hall structure. Various parcels of land have been sought to purchase to build a new structure. A proposal for a site feasibility study has been provided by Ronal Schmidt and Associates and a building study has been provided by Arcari and Iovino Architects for the existing foot print or another location. Asbestos surveys, indoor air quality surveys, roofing quotes, safety audits and industrial hygiene investigations provide ample documentation of the condition and problematic areas throughout the building.

An inordinate amount of money has been allocated for the above-mentioned consultants/contractor to provide information to move forward with the project.

However, very limited amount of renovations and/or remediation has occurred within the last six years... resulting in a structure that does not provide a workplace free of recognized hazards; that causes or is likely to cause serious physical harm to employees within the building. The afore-mentioned also applies to the youth that occupy the space in the teen center on the upper level and the general public that enter the building daily.

The total flow, return air and external static pressure were deficient in the Police Department, and the humidity was found to be excessive. Birdsall recommended that the HVAC system be redesigned and to replace the toilet and interview rooms exhaust systems. Proper make-up air should have been incorporated into the new HVAC design.

On or about August 13, 2013, it was noted that Ray's Auto Body, located at 35 West Shore Avenue was up for sale for $250,000.00.

On August 20, 2012, Brian Nemetz of Birdsall provided the Borough with an estimate to correct the items listed in their indoor air quality report which totaled $49,500. The total estimate for repairs for the Police Department was $388, 256.00. The proposal included correction for moisture issues, remediating of molded areas, removal of lead based paint as part of construction activities, pest management services and removal of assumed asbestos containing materials. Further clarification on items that may have been remediated at that time is needed. The cost for services provided was not provided.

Subsequently, 10 mini-splits were installed throughout the Police Department only. The units provide fresh air and remove some of the humidity; however a 3-zoned unit that accommodates the dispatch area, TAC room and Patrolman's office is not working properly, and has not since installation. Air is not supplied nor circulated simultaneously in each of these rooms.

On or about August 20' 2012, a tour of the Tenafly Police Station and a meeting with the Tenafly Borough Administrator occurred. Tenafly had recently built a brand new Police Department and had hired Arcari and Iovino Architects and utilized a Construction Manager to assist with the completion of the project. The cost for services rendered was not provided.

In September, 2012, CRS Roofing was contracted again to provide roof repairs ($4,894.37). Academy Electric relocated the generator on or about12/31/2012 ($16,108.00).

On January 17, 2013, Arcari and Iovino Architect prepared and submitted a Building Study for the Borough Hall. On February 11, 2013, two site diagram options for a new building on the same footprint were provided. The cost for said studies was not provided.

As mentioned in the introduction, Melissa Johnson returned to the Dumont Borough hall at the request of the Police Department to completed additional industrial hygiene site visits on July 7th, 23rd, and 30th, 2014. A thorough investigation was made of the Police Department; the remainder of the building was then examined. Unfortunately, the majority of deficiencies noted in 2011 continue to exist and most have worsened over time. All levels of the building have areas that are in need of immediate repair/replacement.

The majority of the recommendations listed on the BCDHS' Occupational Health Division 2011 report were <u>not</u> addressed.

As indicated previously, the roof continues to leak profusely and shingles can be found in large quantities on all sides of the building. The masonry at the base of the building and above has deteriorated; bricks and stones have fallen off and are worn from the weather. Mortar is missing throughout. The two large stair wells are in much poorer condition, as a result of the faulty roof. Debris is falling off, visible mold is present and the area has been covered with black plastic garbage bags.

It is with great urgency that all involved parties meet to discuss this report and any documents listed within. The condition of the building warrants immediate action. The building remains in a deteriorated state. A *clear* decision must be made on the end result of this edifice. In the interim, a *concise* decision must be made as to where the building occupants will be housed to work and provide services to the community in the near future.

There is an enormous amount of unused space on the upper levels of the building, which happen to be in much better condition than that of the lower level occupied by the Police Department. If the building is going to remain the towns Borough Hall, relocation of staff on the upper floors to a rental space should be considered to begin renovations on the lower level (Police Department). The Police Department could occupy an upper level in the interim. All recommendations previously sighted by this department and the NJ State Department of Labor must be addressed immediately, should this option be chosen. Immediate repairs would include the roof, brick and stone masonry, foundation and drainage system which are allowing water to enter the building.

If the Borough Hall will no longer used for its' existing purpose, relocation of staff on the upper floors to a rental space should be considered until a relocation plan of action is established for the Police Department. This, however, must take place as soon as possible.

Many suggestions and locations have been discussed with management and employees regarding relocation of certain departments and the teen center. I am available to meet and discuss the findings and recommendations within this report and go over in detail the health and safety violations that were noted during my most recent site visits. Please note that the penalty structure has dramatically increased for safety violations under the State Department of Labor's PEOSH Division. Additionally, several health violations were noted throughout the building; they are enforced by the State Department of Health's PEOSH Division.

Lastly, please also be advised, in accordance with N.J.S.A. 34:6A-25 et. seq., employees have a right to file a complaint within 180 days for retaliation or discrimination by an employer for making safety and health complaints or for exercising their right under the NJ PEOSH Act. Under the PEOSH law, public employees are granted certain legal rights to ensure safe and healthful working conditions.

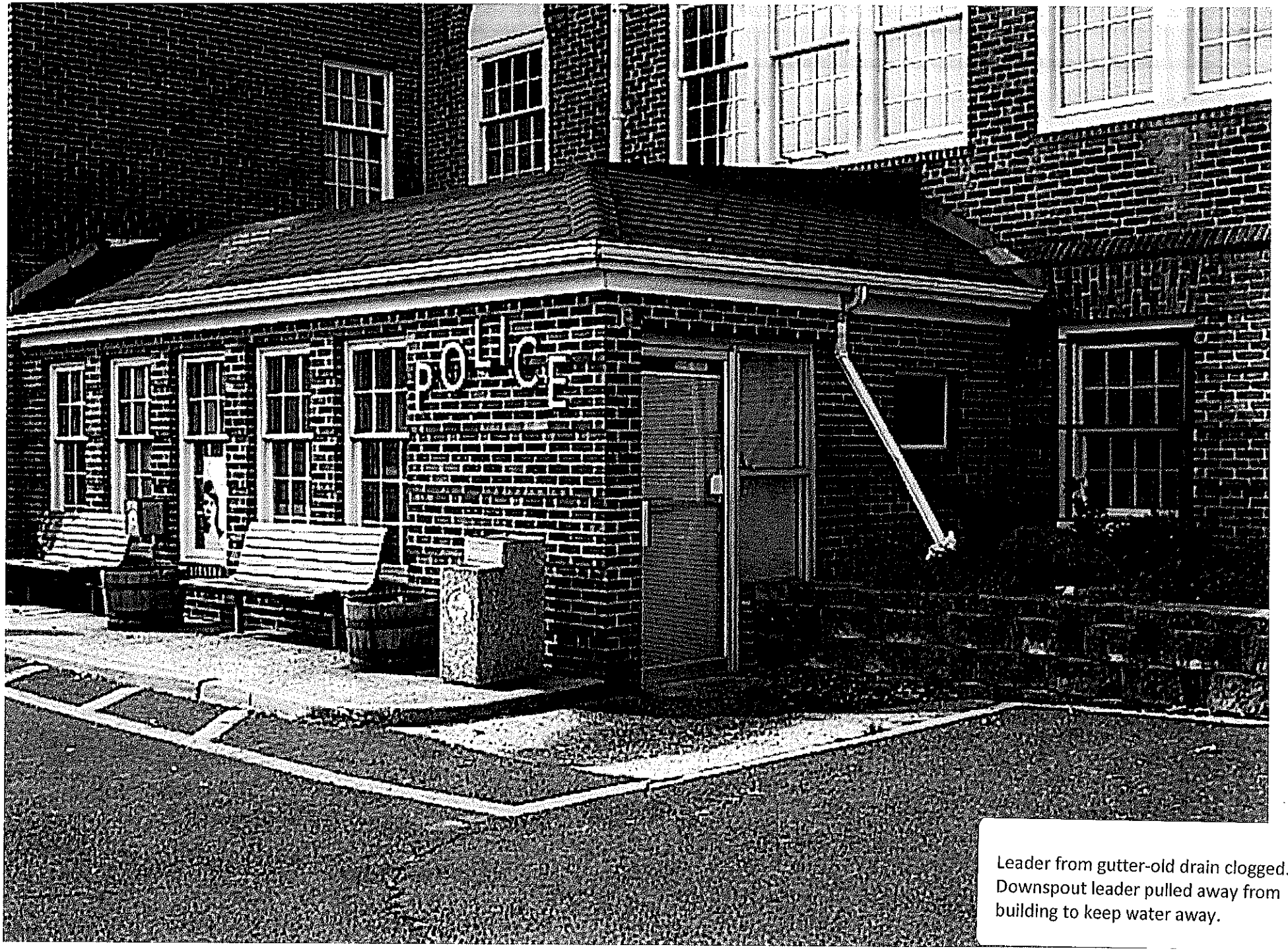
If there are any questions regarding these recommendations feel free to call me at 201-634-2785.

Kind regards,

Melissa Johnson, MS
Industrial Hygienist

DUMONT BOROUGH HALL

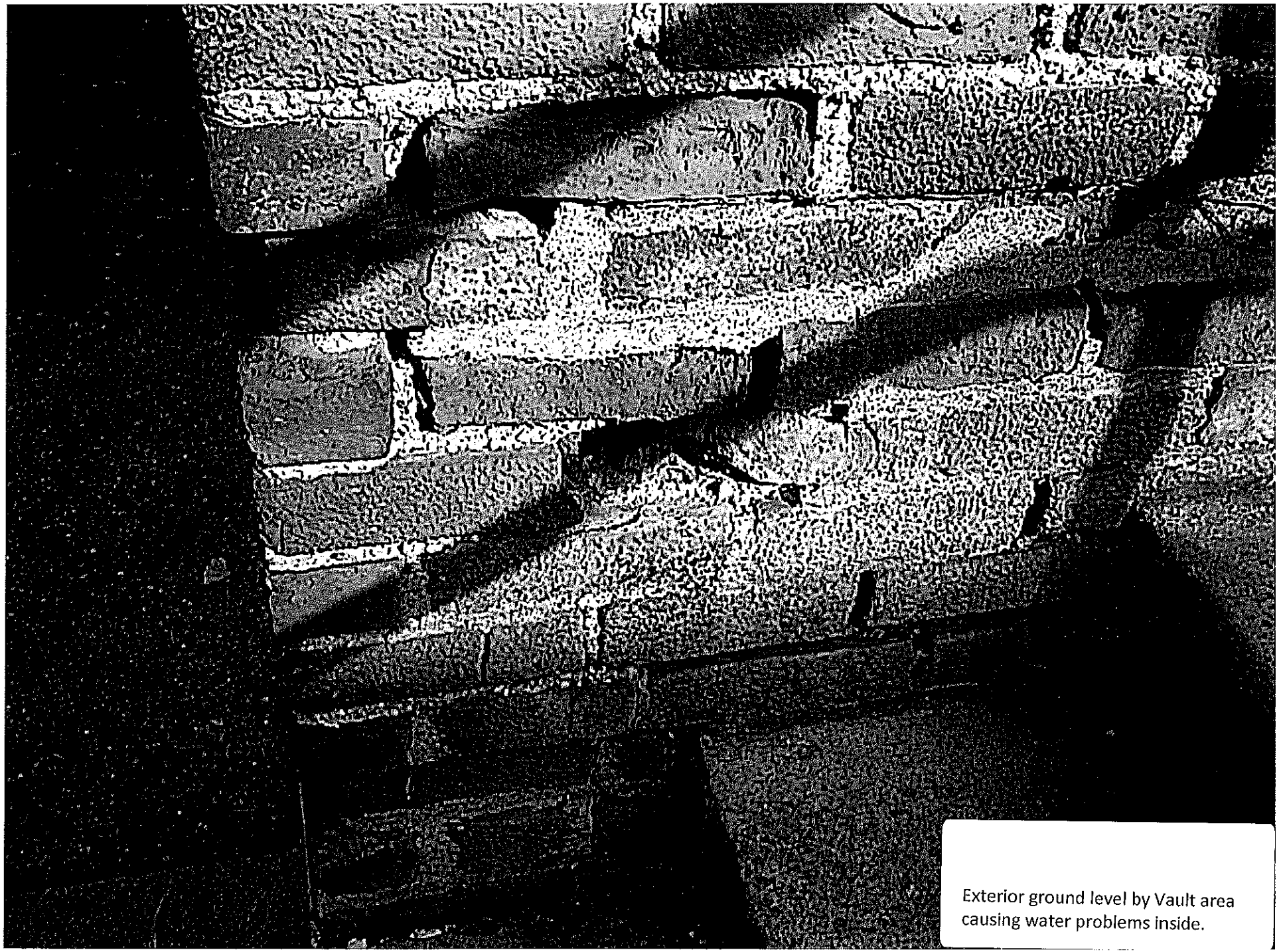
Prepared By: County of Bergen
Department of Health Services
Melissa Johnson, MS, Industrial Hygienist



Leader from gutter-old drain clogged. Downspout leader pulled away from building to keep water away.

Exterior vines growing into the Building

Exterior wall by Police Captain's office
and Vault area:
Needs new bricks and
painting-causes water to enter building

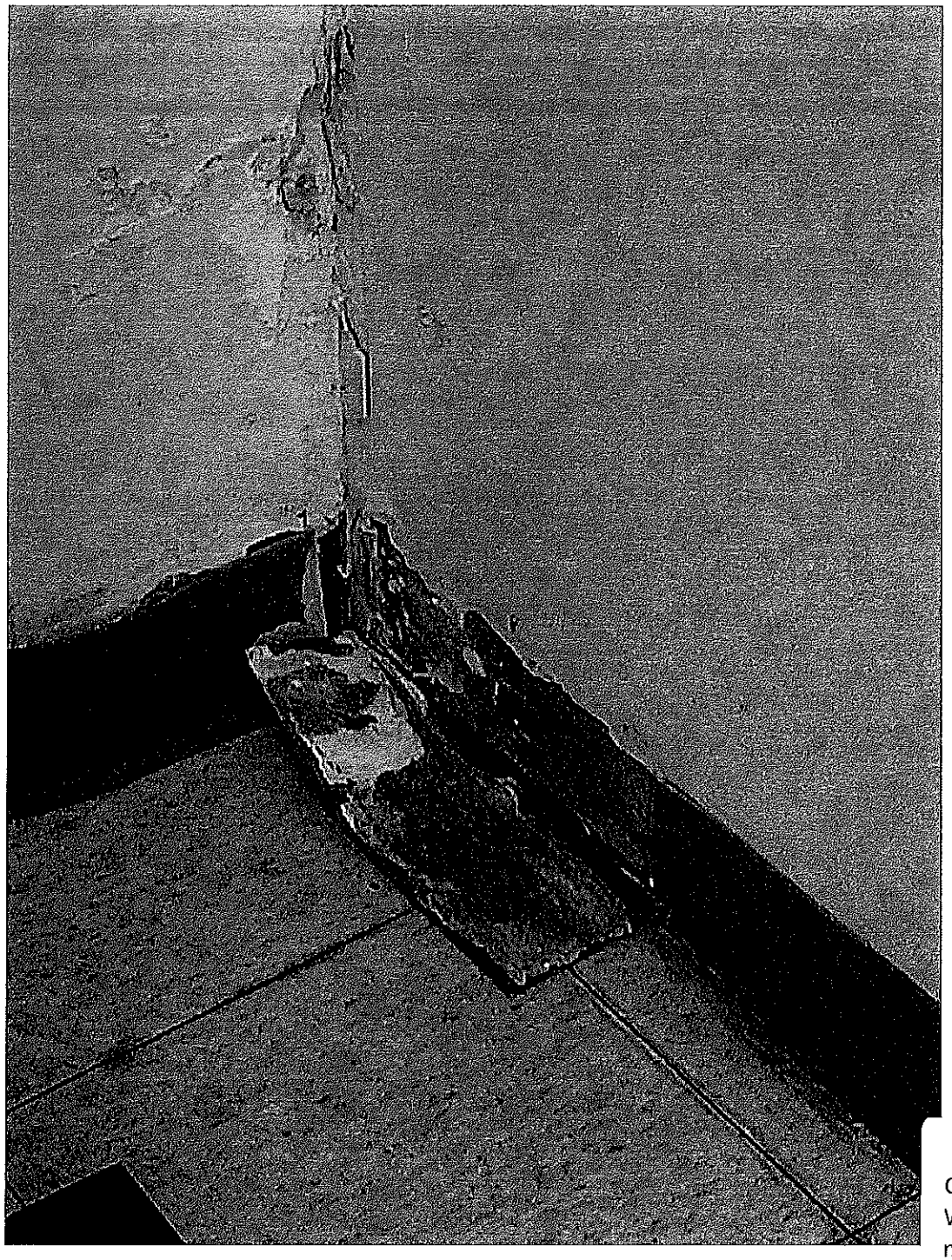


Exterior ground level by Vault area causing water problems inside.

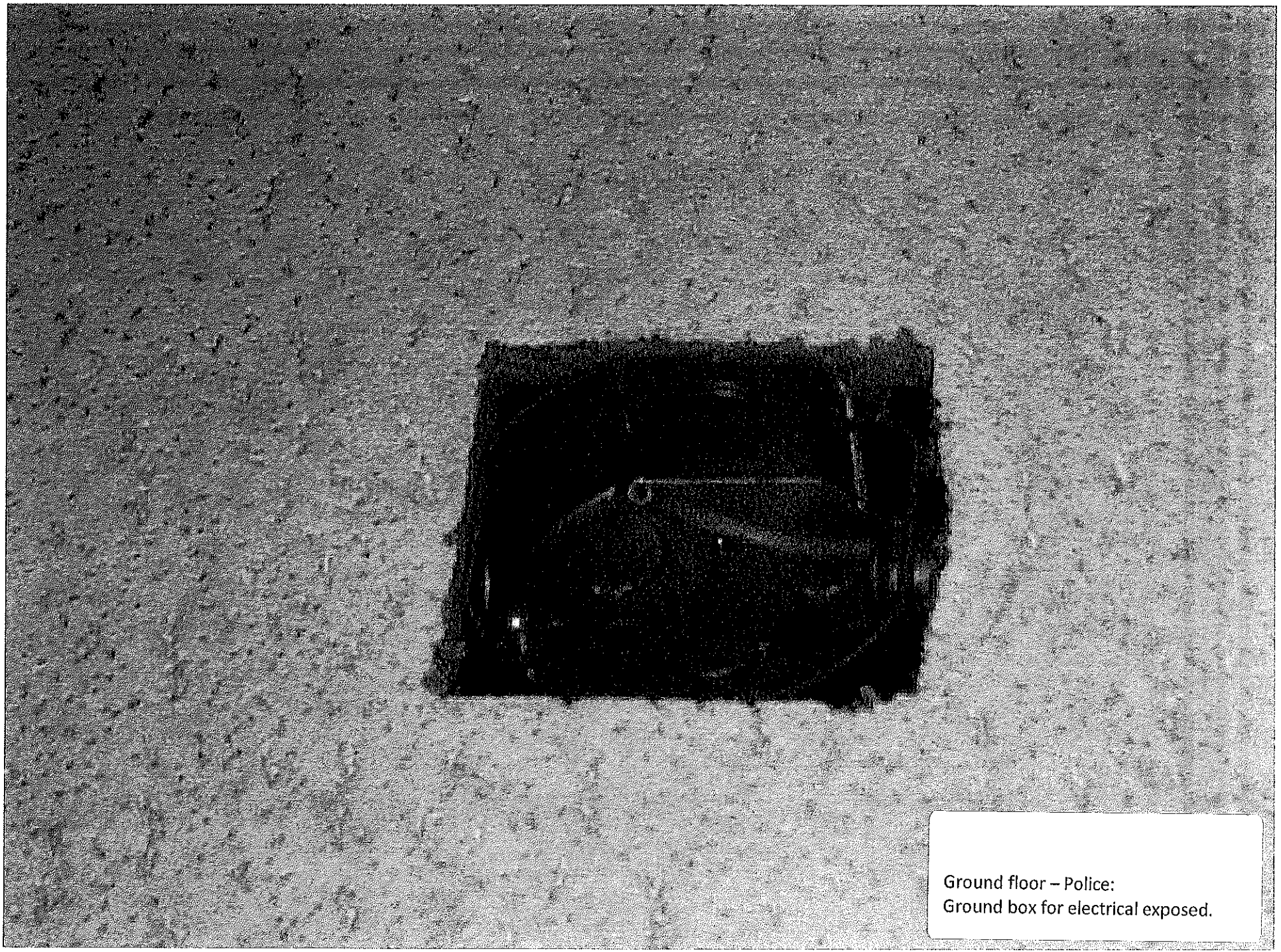
Steps falling apart on exterior of building.

Exterior bricks damaged:
When it rains water enters the building.

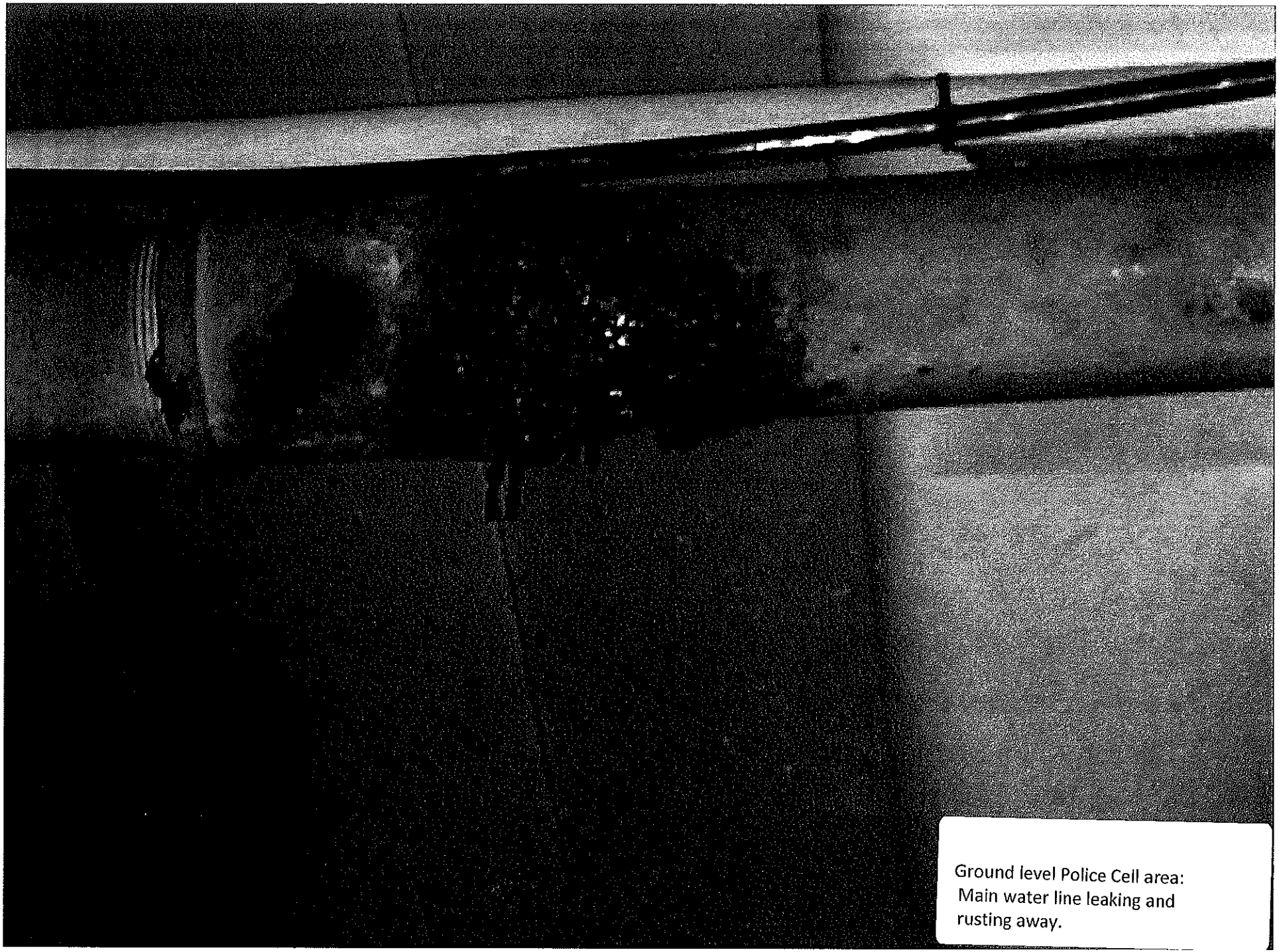
Exterior door beyond repair-
rotted away.



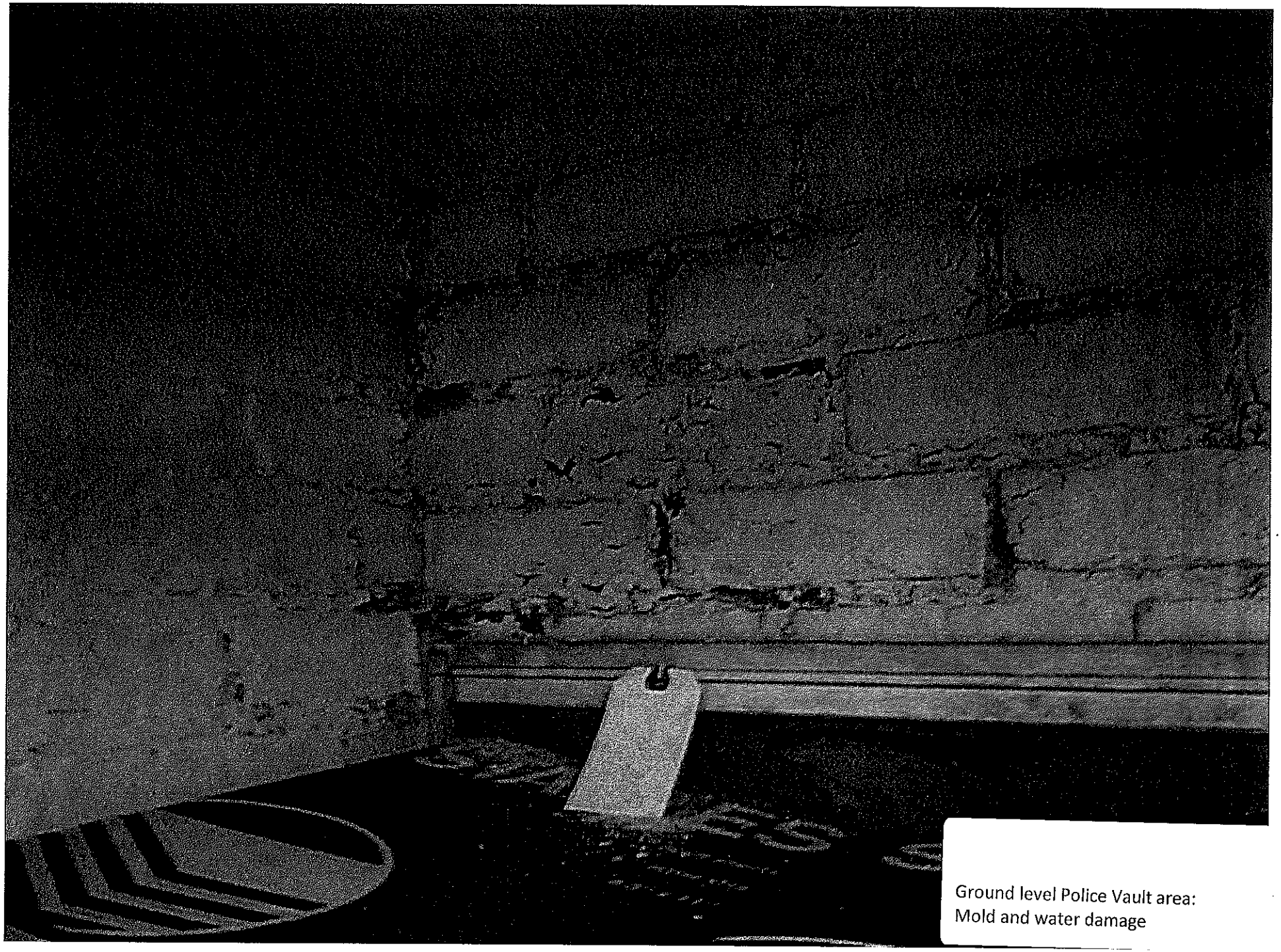
Ground level Police entrance:
Water damage, rotted sheet rock and mold.



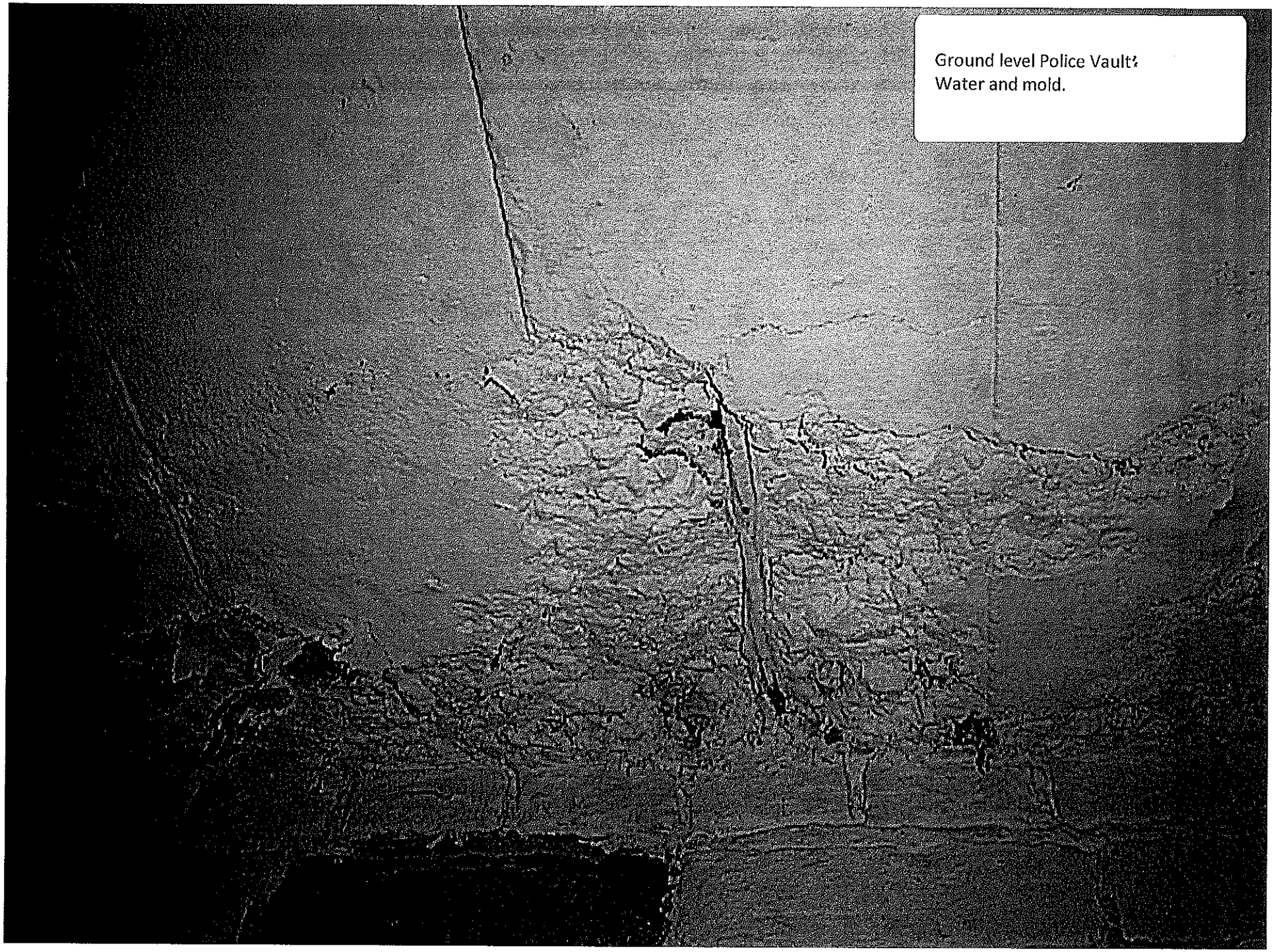
Ground floor – Police:
Ground box for electrical exposed.



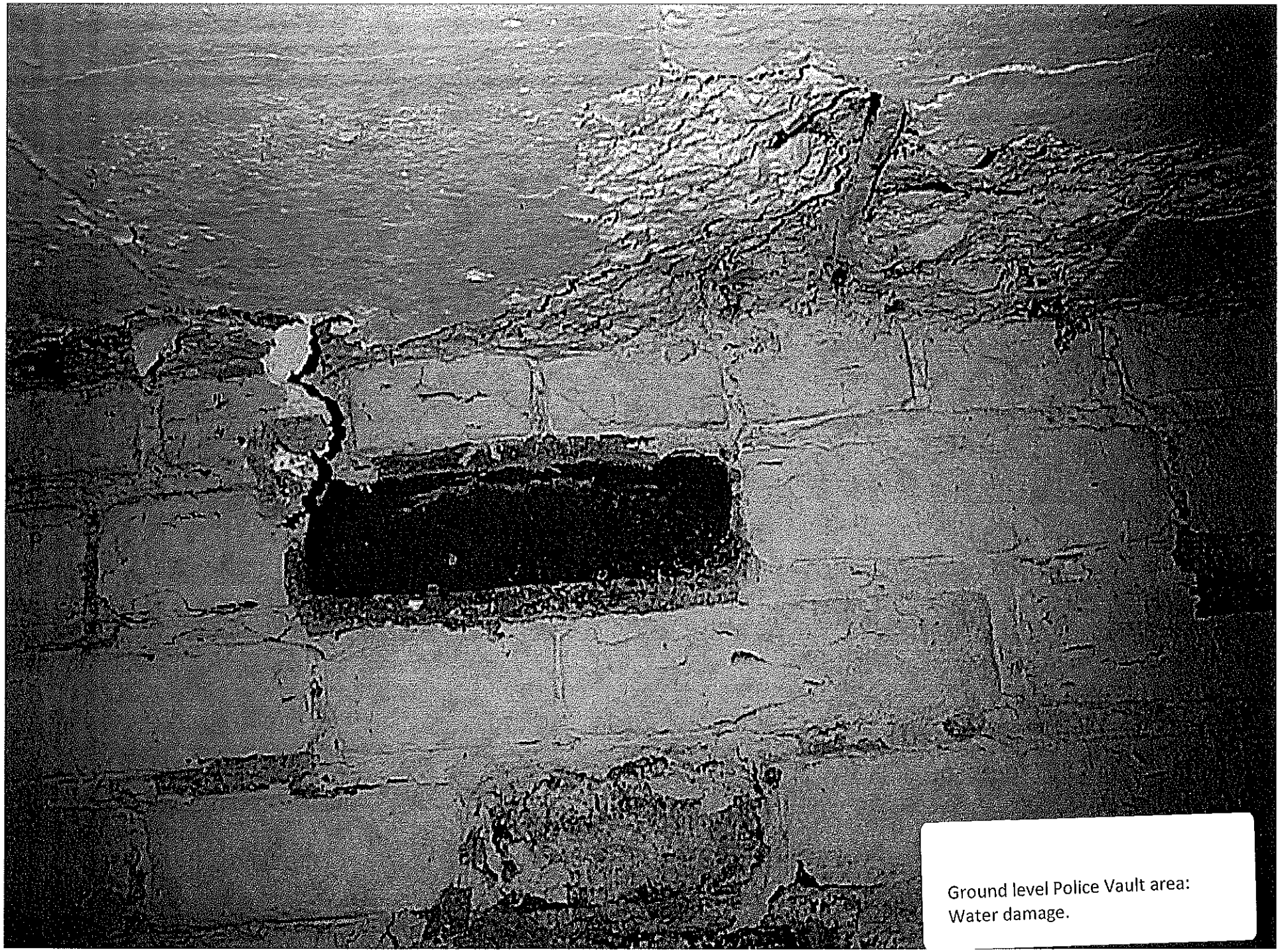
Ground level Police Cell area:
Main water line leaking and
rusting away.



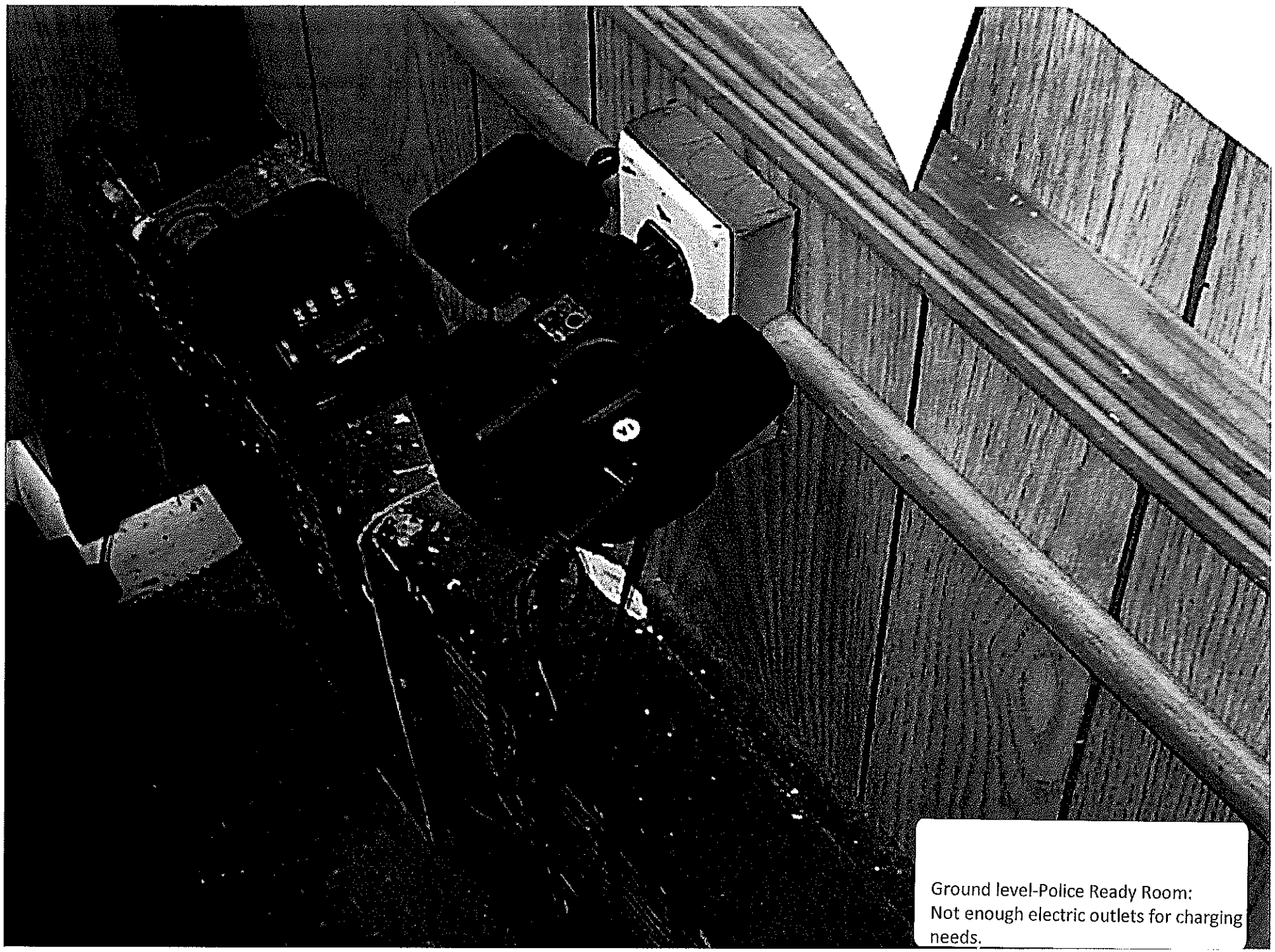
Ground level Police Vault area:
Mold and water damage


Ground level Police Vault:
Water and mold.

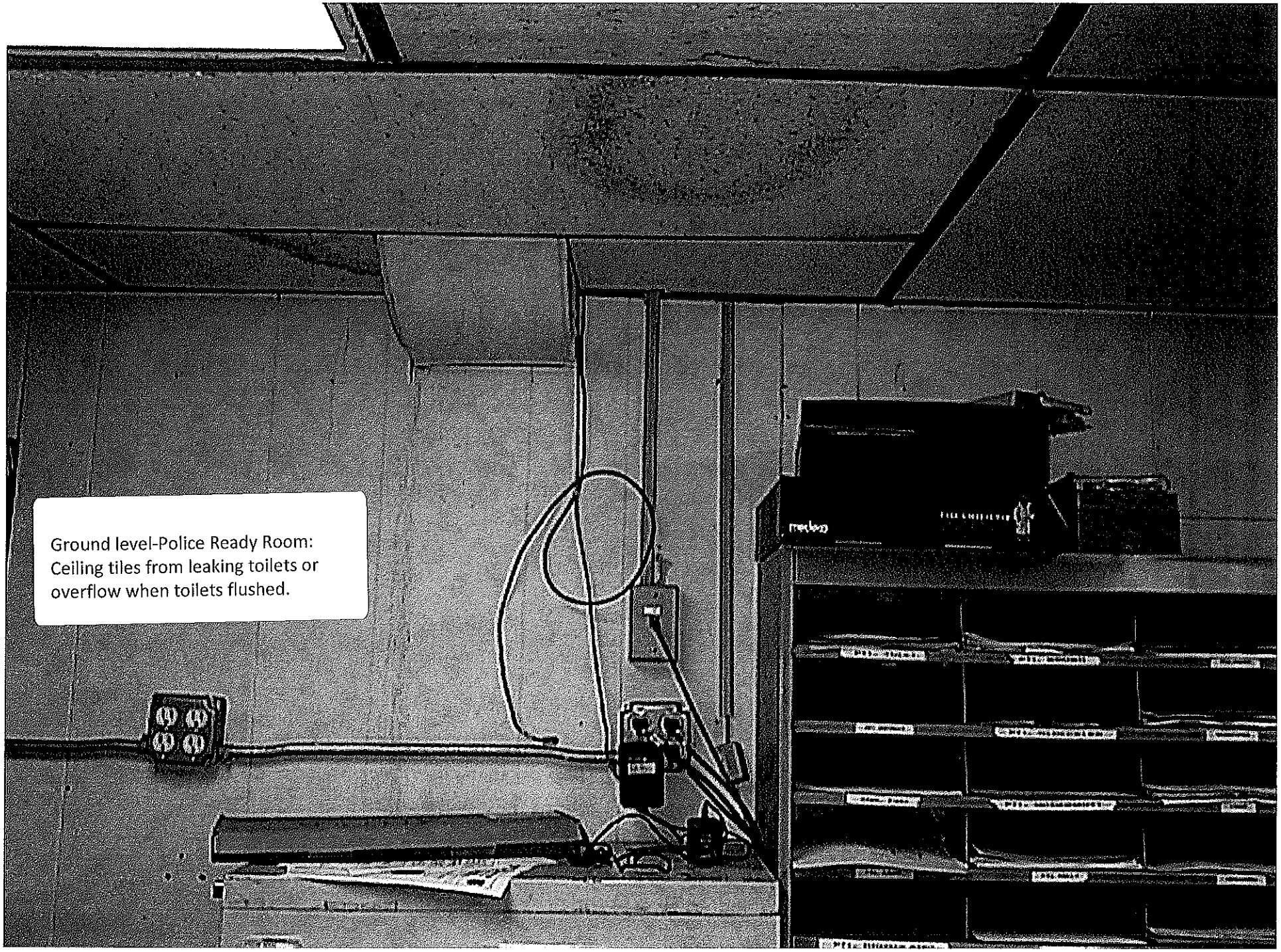
Ground level Police Vault area:
Water and mold problems.



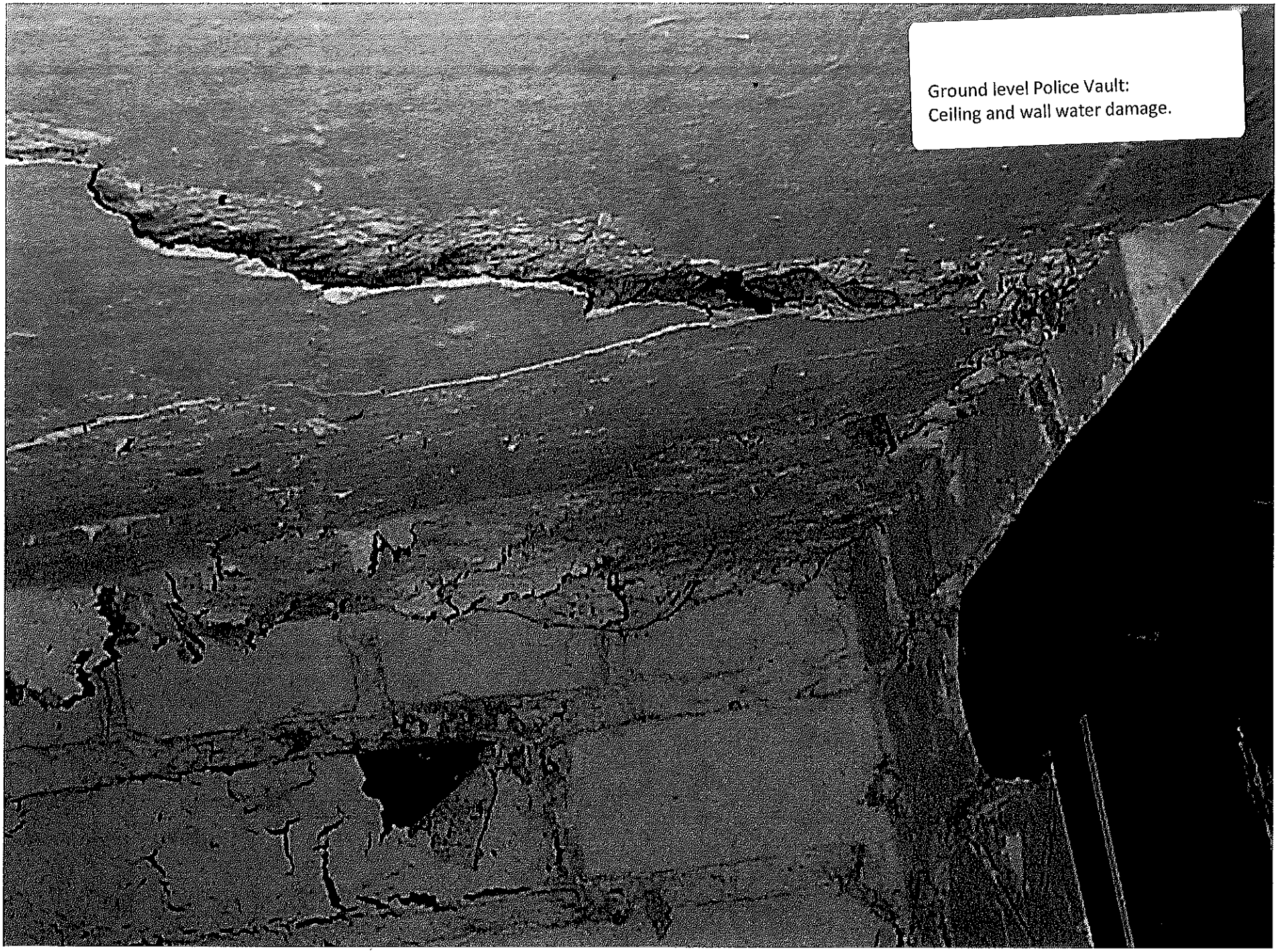
Ground level Police Vault area:
Water damage.



Ground level-Police Ready Room:
Not enough electric outlets for charging needs.

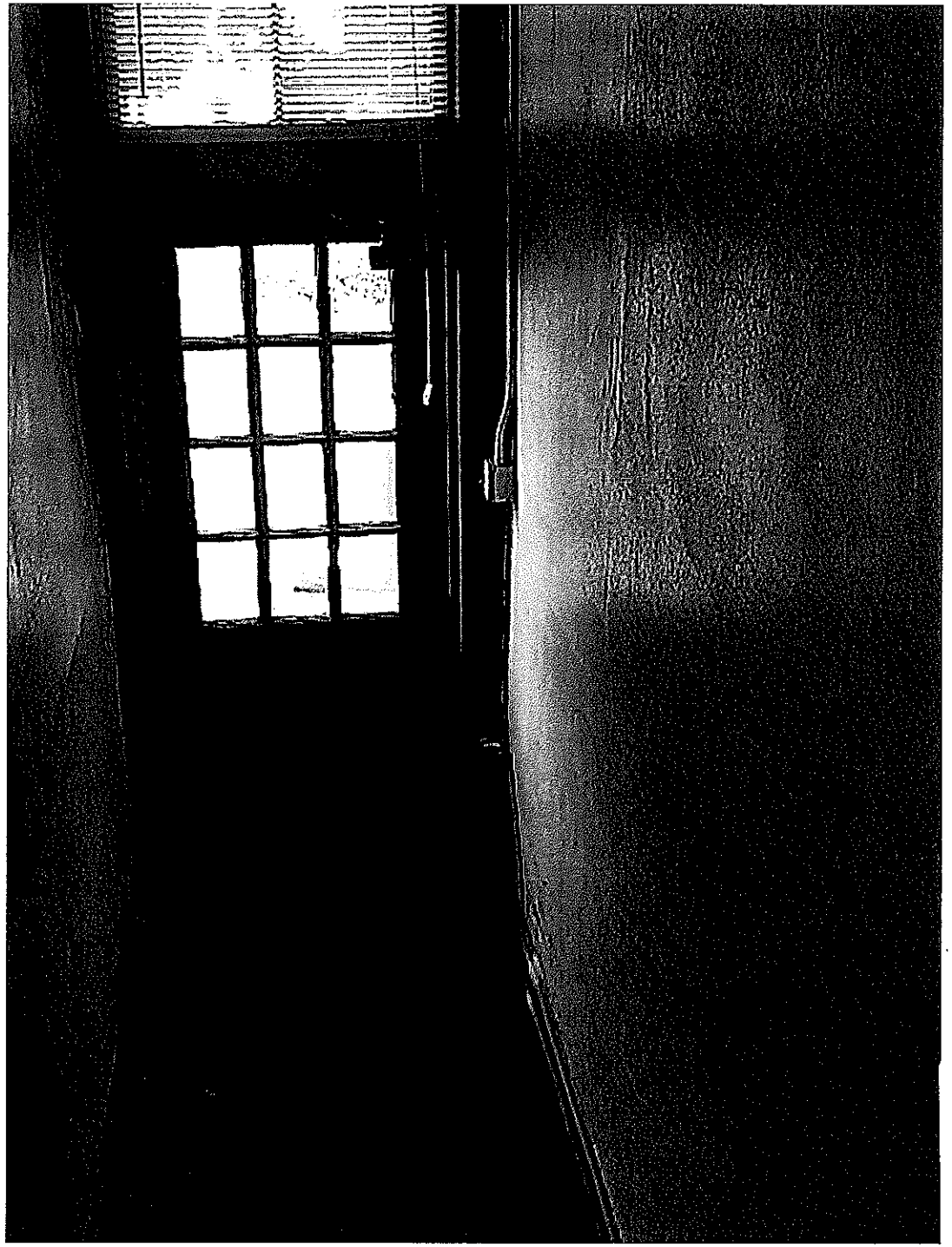


Ground level-Police Ready Room:
Ceiling tiles from leaking toilets or overflow when toilets flushed.

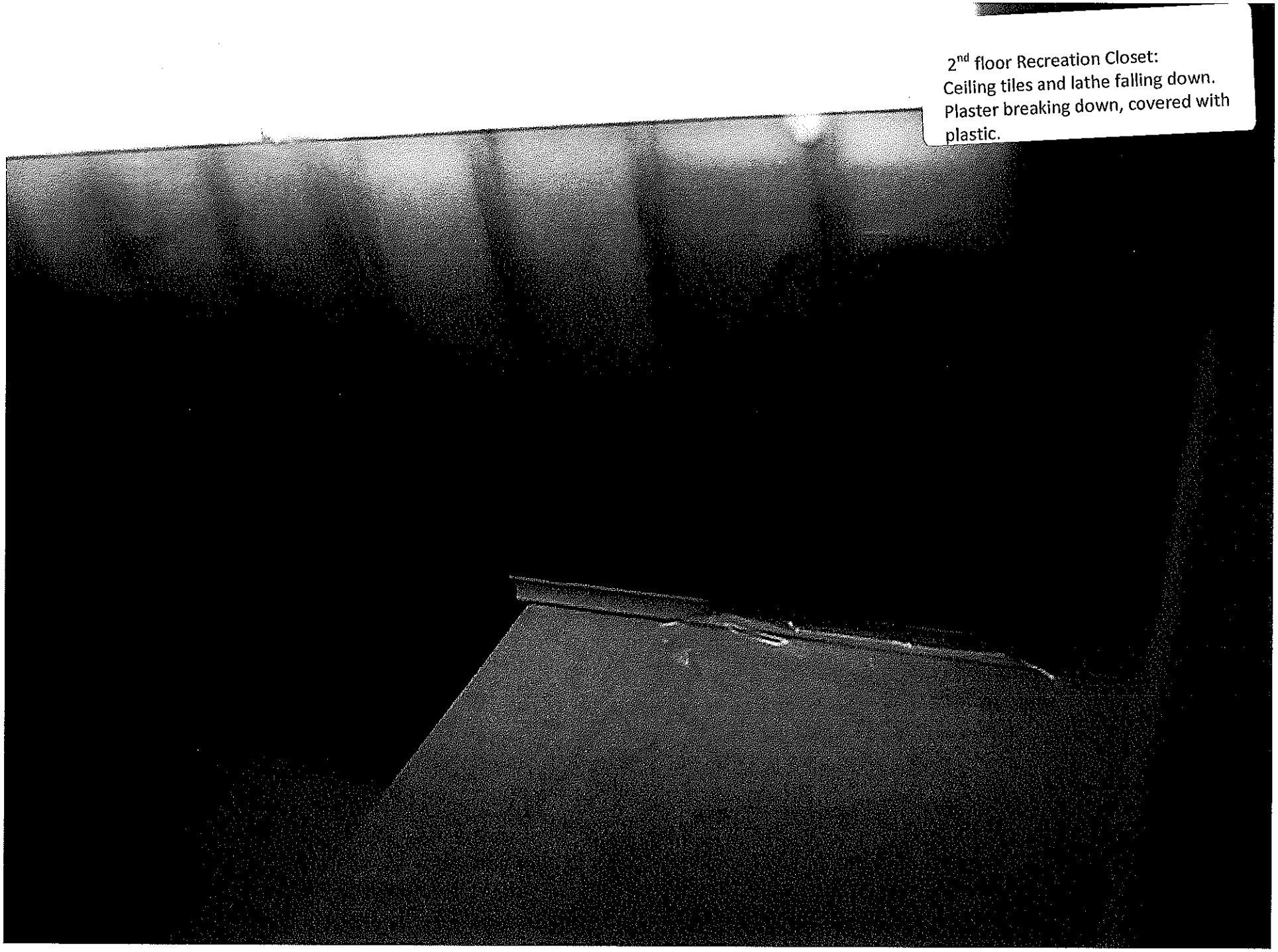


Ground level Police Vault:
Ceiling and wall water damage.

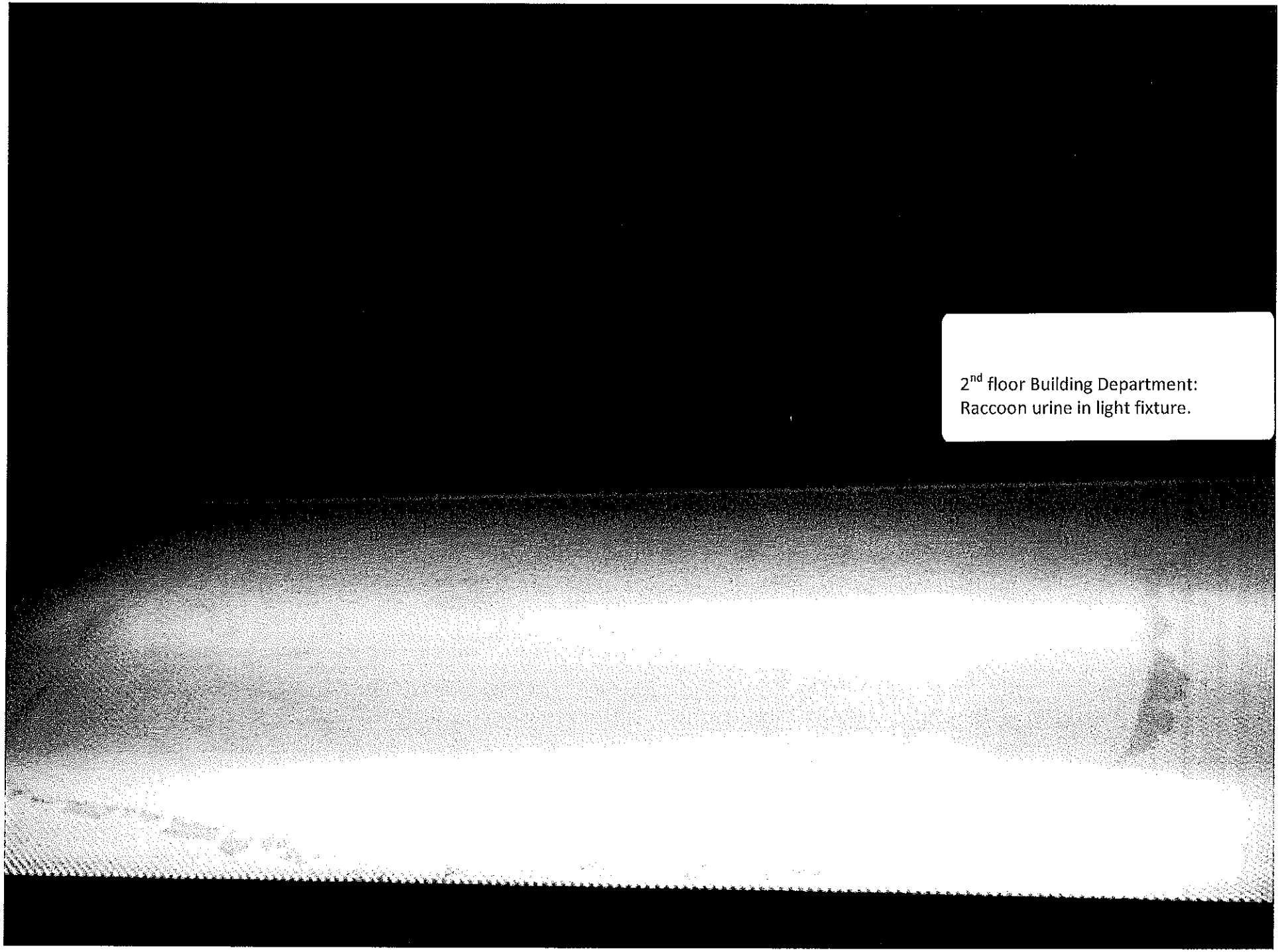
1st floor Emergency Exit:
Door frame and door rotted away.
Plywood over door on outside.



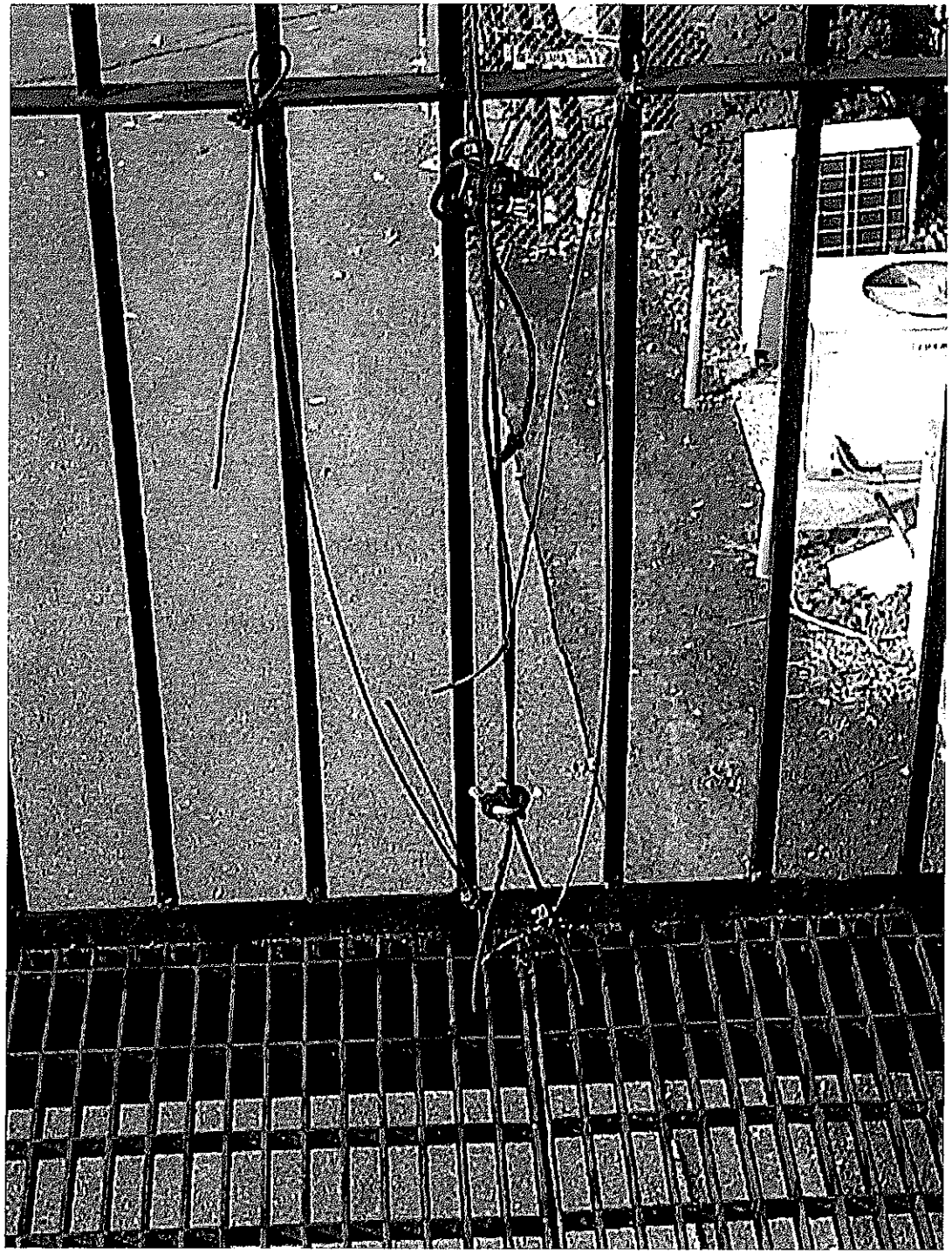
1st floor Emergency Exit:
Door and door frame beyond repair, does not lock.



2nd floor Recreation Closet:
Ceiling tiles and lathe falling down.
Plaster breaking down, covered with plastic.

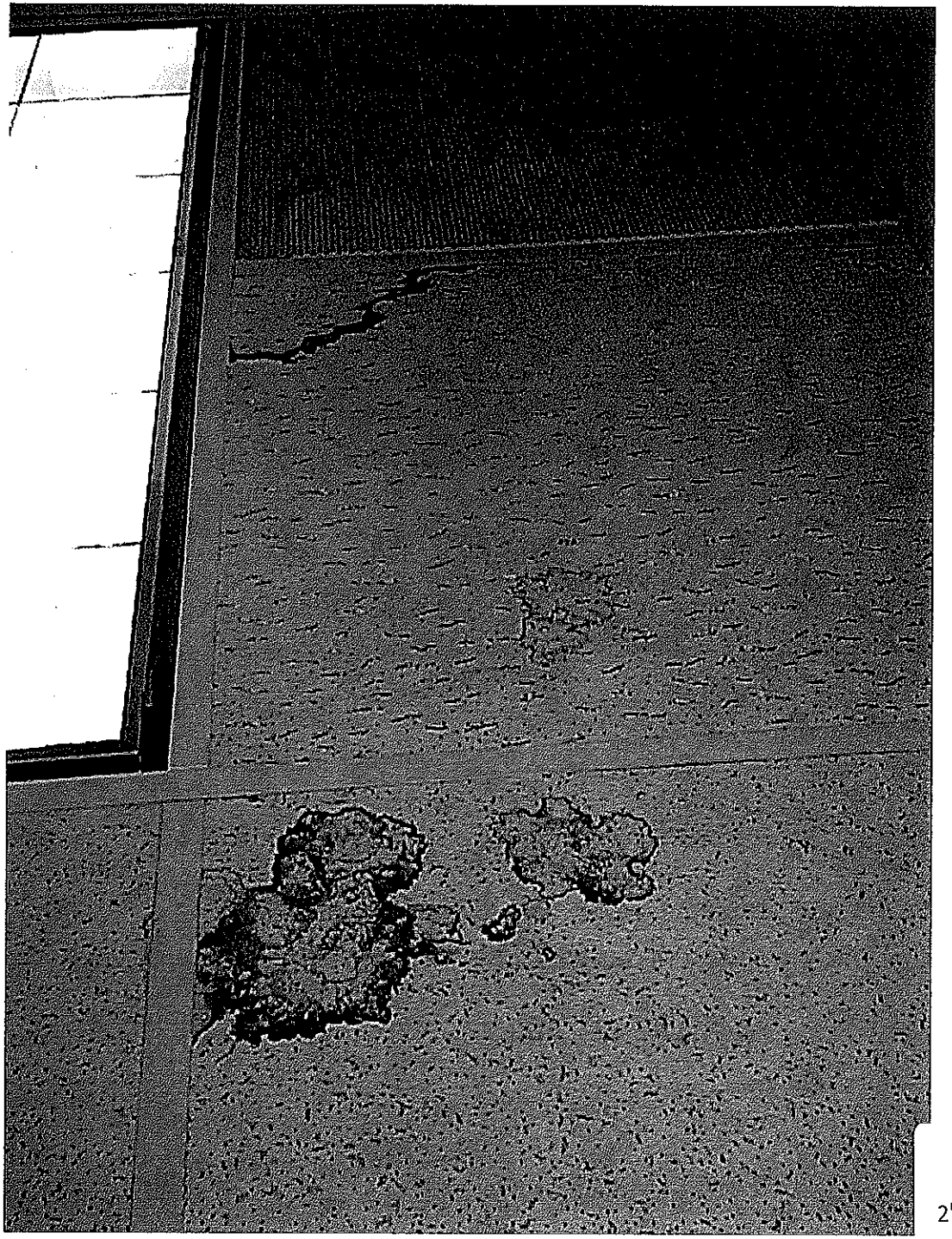


2nd floor Building Department:
Raccoon urine in light fixture.

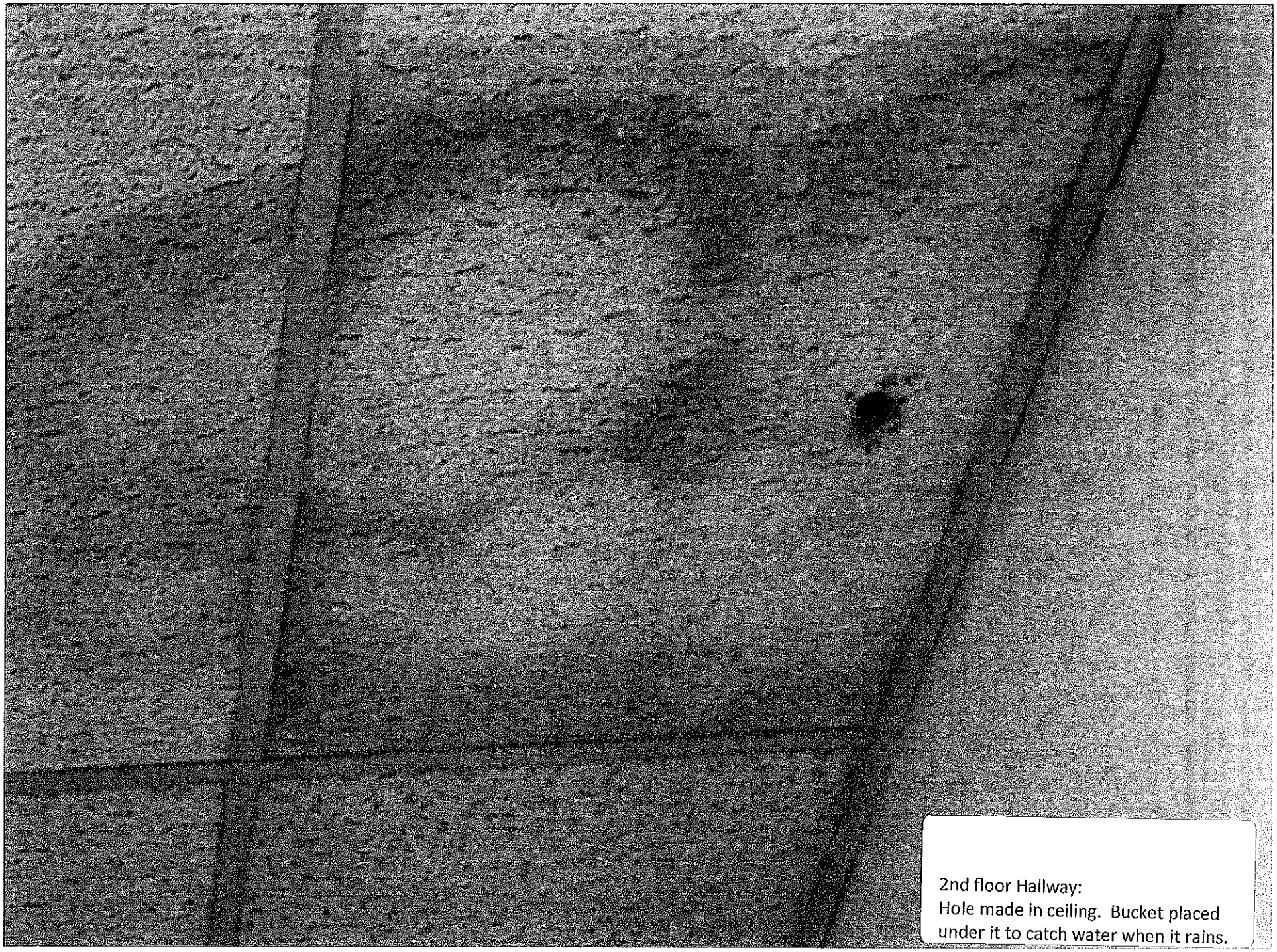


2nd floor Fire Escape:
Landing fell-repaired by welding.
Cables attached for a little extra
Safety.

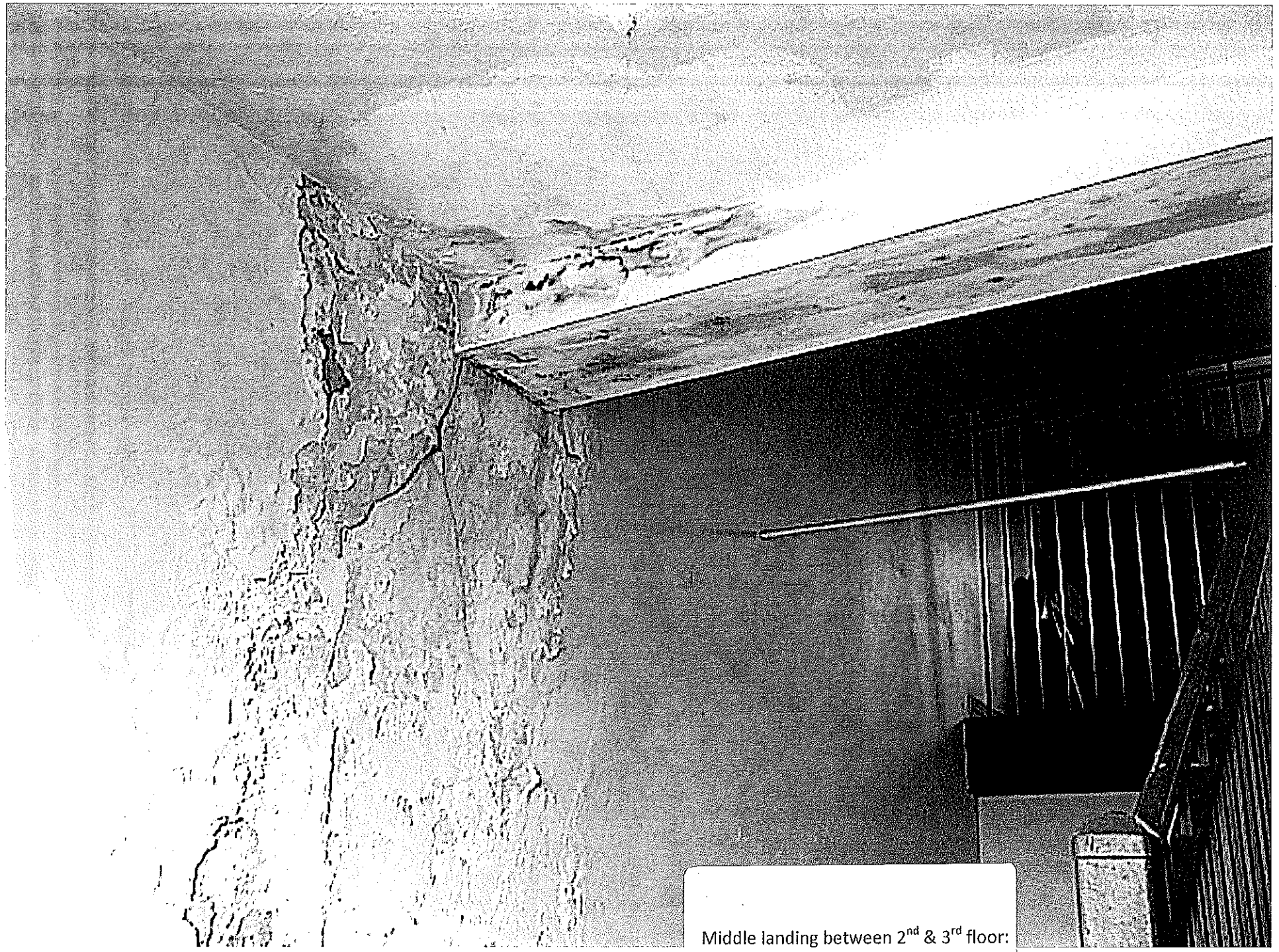
Fire escape stairs rusting away-treads separating from the frame.



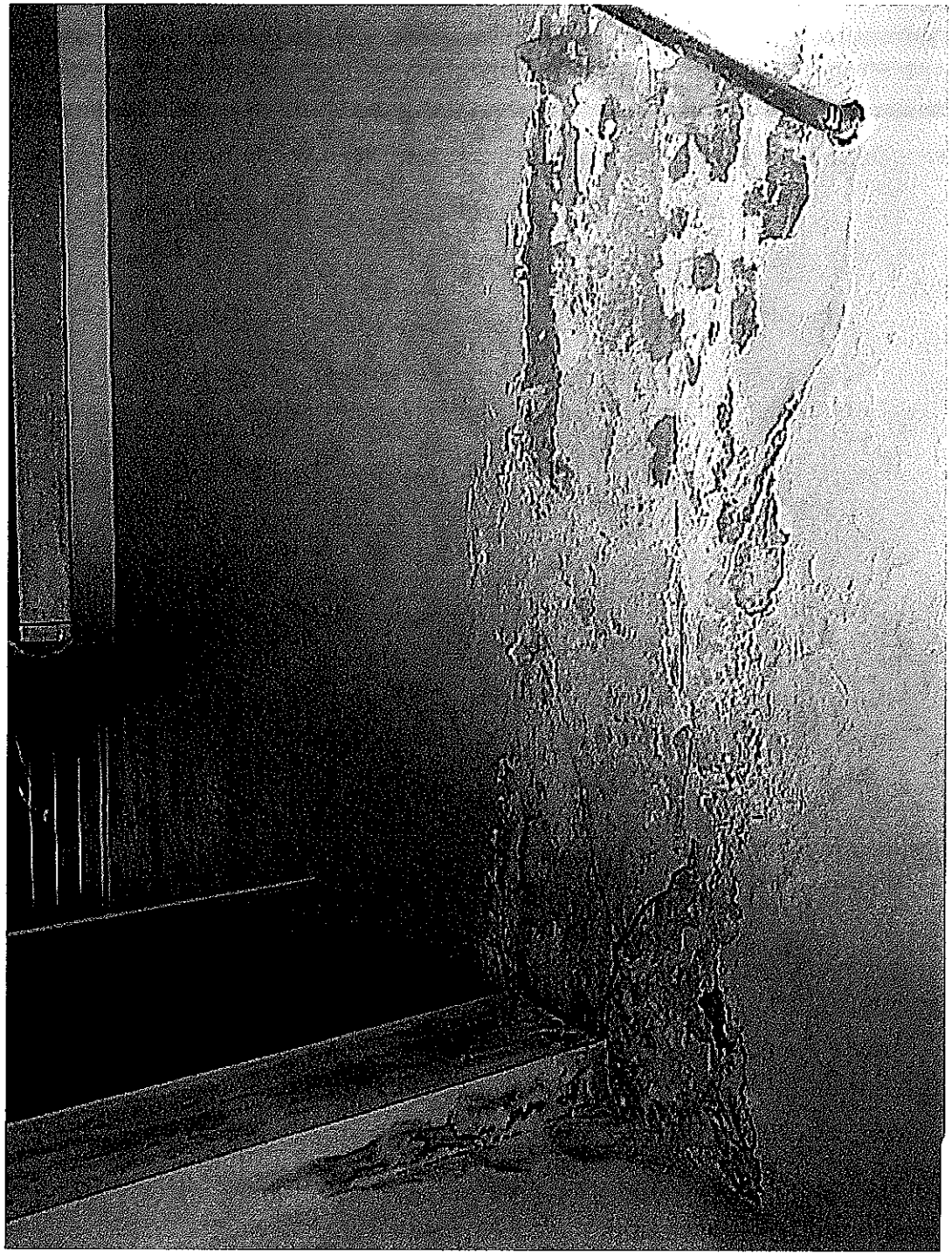
2nd floor ceiling tile water damage.



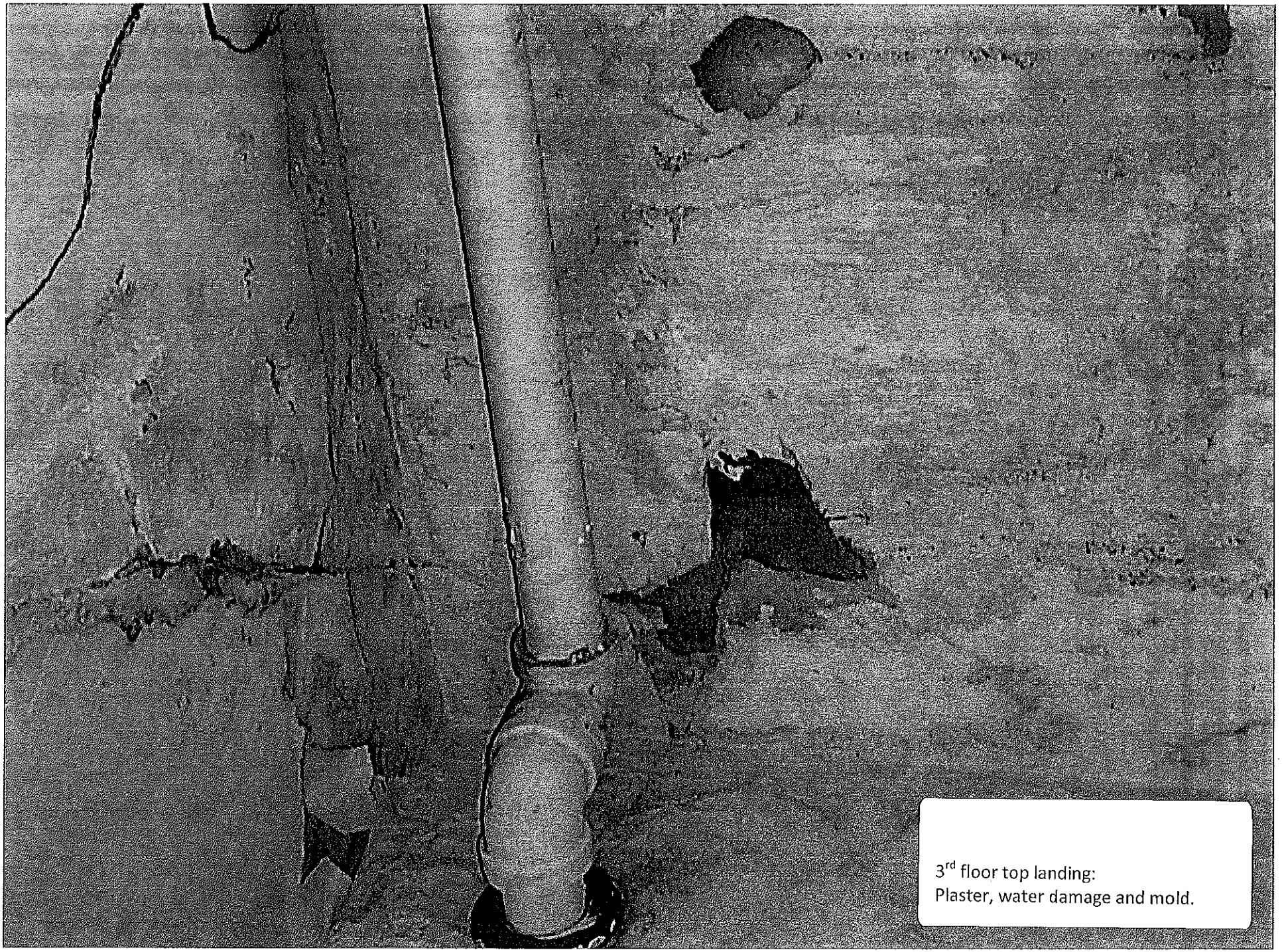
2nd floor Hallway:
Hole made in ceiling. Bucket placed under it to catch water when it rains.



Middle landing between 2nd & 3rd floor:
Wall not repairable and mold damage

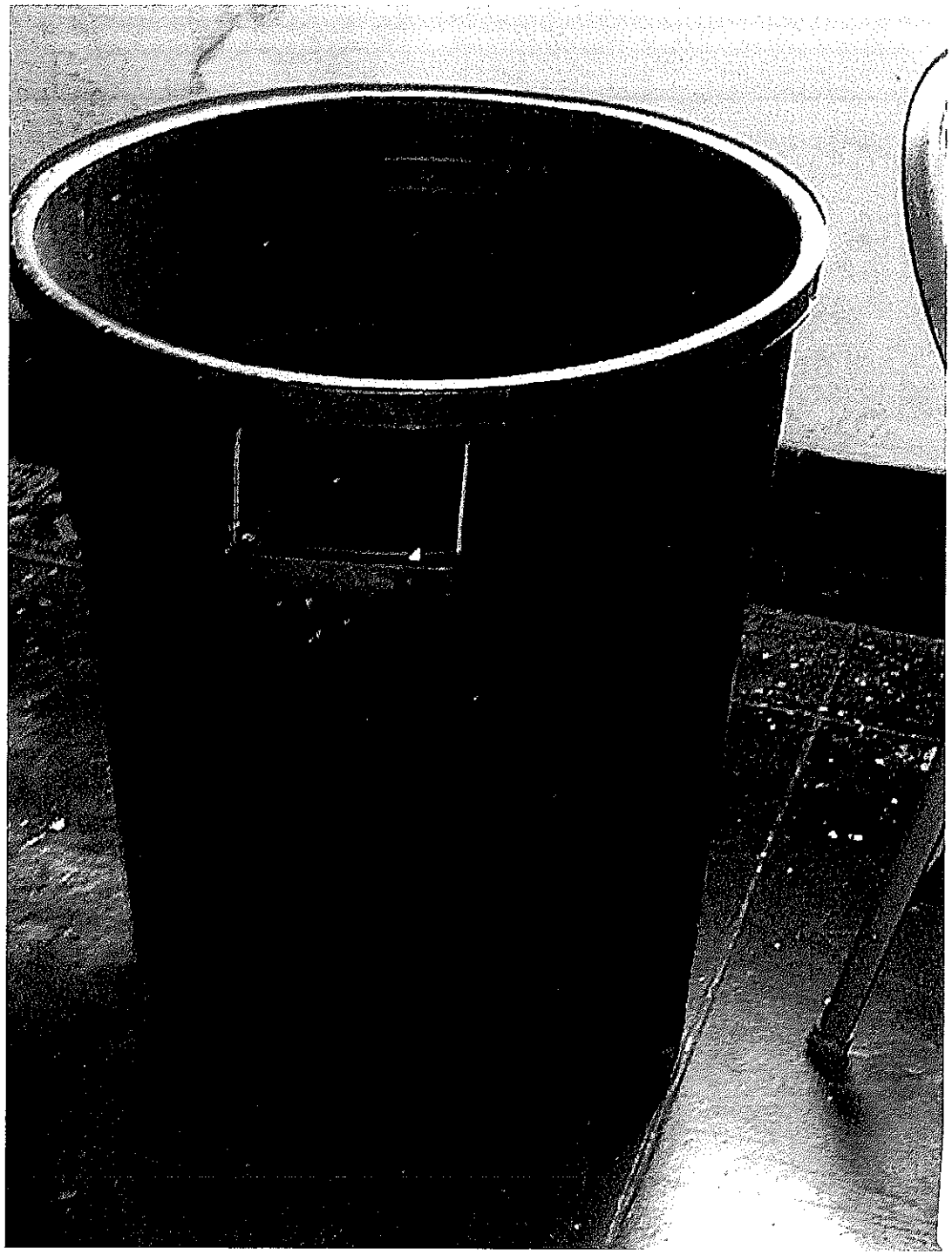


Middle landing between 2nd & 3rd floor:
Water and mold damage



3rd floor top landing:
Plaster, water damage and mold.

3rd floor Hallway:
Ceiling tile, water damage and mold.

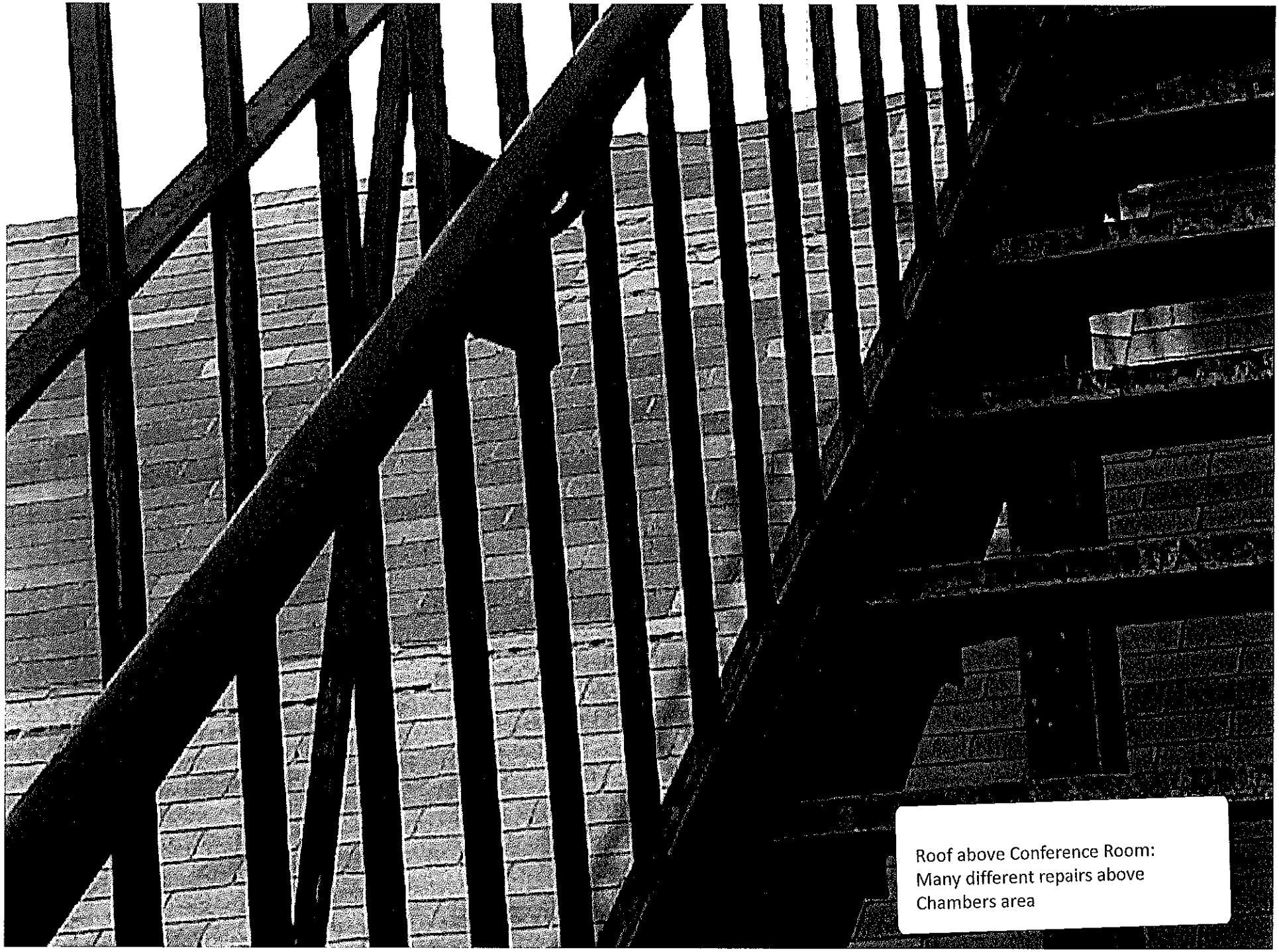


3rd floor Bucket

Third floor:
Bucket ½ filled with rain water after a storm.

3rd floor Hallway:
Ceiling tile water damage and mold.

Fire escape:
Roof shingles falling off roof.



Roof above Conference Room:
Many different repairs above
Chambers area