



**Ambient Environmental, Inc.**

Building Science and EHS Solutions

NYS Certified WBE,  
SBA EDWOSB & DBE

# **2025 AHERA TRIENNIAL RE-INSPECTION**

*Menands School  
19 Wards Lane  
Menands, NY 12204*

*Survey Date July 3, 2025*

**Prepared For:**  
**Ms. Joanne Moran**  
**Menands School**  
19 Wards Lane  
Menands, NY 12204

Prepared By:

**Ambient Environmental, Inc.**  
828 Washington Avenue  
Albany, New York 12203

Ambient Project Number 250626AA



July 14, 2025

Ms. Joanne Moran  
Menands School  
19 Wards Lane  
Menands, NY 12204  
Ph. 518-465-4561 x 105  
C. 518-669-4901  
[jmoran@menands.org](mailto:jmoran@menands.org)

RE: 2025 AHERA Triennial Re-inspection  
Menands School  
19 Wards Lane, Menands, NY  
Ambient Project Number: 250626AA

Dear Ms. Moran:

Ambient Environmental, Inc. (Ambient) was retained by the Menands School to conduct a triennial re-inspection pursuant to the Asbestos Hazard Emergency Response Act (AHERA) at 19 Wards Lane, Menands, NY.

### **RE-INSPECTION**

A NYS licensed and AHERA trained inspector conducted the re-inspection on July 3, 2025. The survey consisted of a review of the original AHERA inspection report and management plan; and re-inspection and reassessment of known asbestos containing building materials (ACBM).

### **FINDINGS**

The attached spreadsheet contains ACBM previously noted in the 2022 re-inspection that are still present and any additional materials that may have been found in the 2025 re-inspection. Disturbance potentials and material rankings are also included in this spreadsheet. Ambient did note changes during the 2025 re-inspection. The yellow highlights on the attached spreadsheet represent areas of ACBM identified in 2025 that have changed, been added or removed since the 2022 re-inspection. Previous materials noted as being removed during the 2022 re-inspection have been removed from the updated 2025 table.

***Please Note: The triennial re-inspections only encompass accessible, interior suspect asbestos containing materials. Therefore, it does not represent ALL potential asbestos containing materials in the building. If the District is planning any renovation/demolition work, a pre-renovation/demolition survey must be conducted in accordance with state and federal asbestos regulations. This includes new materials that were installed after asbestos abatement activities.***

## **RECOMMENDATIONS AND CONCLUSION**

Ambient recommends that any damaged or significantly damaged ACBM be abated in accordance with all state, local, and federal regulations.

The following information details requirements for the school district as it pertains to the maintenance of the Management Plan.

### *Periodic Surveillance*

- The District is committed to periodic review to the O&M program to ensure that the program objectives are being met. Ongoing reports of changes in the condition of the ACM will be made on a regular basis by service workers. Any change in ACM condition detected as a result of this surveillance will be reported to the LEA's designated person and added to the Management Plan. Periodic surveillance will be conducted every six months by service workers with at least the two (2) hour awareness training course.

### *Re-Inspection Plan*

- At least once every 3 years after a management plan is in effect, each local education agency shall conduct a re-inspection of all friable and non-friable known or assumed ACBM in each school building that they lease, own, or otherwise use as a school building.
- Each inspection shall be made by an accredited inspector.
- For each area of a school building, each person performing a re-inspection shall:
  - Visually reinspect and reassess, under §763.88, the condition of all friable known or assumed ACBM.
  - Visually inspect material that was previously considered non-friable ACBM and touch the material to determine whether it has become friable since the last inspection.
  - Identify any homogeneous areas with material that has become friable since the last inspection or re-inspection.
  - For each homogeneous area of newly friable material that is already assumed to be ACBM, bulk samples may be collected and submitted for analysis in accordance with §§ 763.88 and 763.87.
  - Assess, under §763.88, the condition of the newly friable material in areas where samples are collected and newly friable materials in areas that are assumed to be ACBM.
  - Reassess, under §763.88, the condition of friable known or assumed ACBM previously identified.

### *Record Keeping Policy*

- Plan Maintenance and Updating. The responsibility for Plan Record Maintenance and Updating as per 763.93(d) are assigned to the office of the LEA's Designated Person. The plan will be maintained in a "current" status by the Designated Person's office. The District has provided sufficient personnel and financial resources to carry out this function properly.
- Post Response Update. This management plan will be updated to "current" status when abatement projects alter the condition, potential disturbance or friability of remaining ACBM. Updating will be required when the following situations occur:
  - Major fiber release episode.
  - Abatement projects (not including O&M).
  - Periodic Surveillance.
  - Re-inspections.

### *Training Policies*

- Required training for selected staff shall be provided as follows:
  - Two (2) hour Asbestos Awareness Training: Custodial and maintenance staff. Attendance on a voluntary basis for any other staff.

### *Notification Policies*

- Notification of the existence and availability of the Management Plan, which includes information on inspections, re-inspections, response actions and post response actions, will be made to the staff, legal guardians, contracted workers and general public as follows (an example has been provided in Attachment C):
  - Staff: Annual notices will be posted on the District's website, distributed to all unions associated with district personnel, and sent to the Parent-Teacher Organization.
  - Contracted Workers: Contractors will be notified and shown the location of any ACBM. Verbal notice will be given by the school staff when the workers register before any work begins. Contractors will be asked to sign a statement acknowledging receipt of the notice.
  - US EPA NESHAP Notification: In the event of contracting for asbestos abatement, the District will notify the EPA NESHAP office in written form as required in Title 40 CFR Part 61.
  - Entry will be restricted into areas by persons other than those necessary to perform the maintenance projects, either by physically isolating the area or by scheduling. Signs will be posted to prevent entry by unauthorized persons. The signs will read: CAUTION, ASBESTOS. HAZARDOUS. DO NOT DISTURB WITHOUT PROPER TRAINING AND EQUIPMENT.

### *Operations and Maintenance Plan*

- The district has adopted a policy of following an Operations and Maintenance Plan to accomplish three primary objectives. They are: (1) clean up existing contamination, (2) minimize future fiber release by controlling access to ACM, (3) maintain ACM until it is removed. The intent of this ongoing plan is to document the LEA's prudence in dealing with the asbestos in the school system.
- The O&M program is adopted as part of the overall management plan that has as its goal the elimination of asbestos exposure within the facilities. The O&M program is not a means by which full-scale asbestos abatement is accomplished. Intentional disruption of ACM should be limited to repair or removal of small areas of significantly damaged ACM, or small renovation activities. Large abatement projects that require areas where removal is necessary to facilitate maintenance and extensive planning and technical expertise are beyond the scope of this O&M plan.

Minor Fiber Release. The falling or dislodging of less than or equal to 3 square or linear feet of friable Asbestos Containing Building Material (ACBM).

Major Fiber Release. The falling or dislodging of more than 3 square or linear feet of friable Asbestos Containing Building Material (ACBM).

### *Minor Fiber Release Procedures*

- If you encounter a release episode, it is necessary to immediately notify your supervisor/LEA Designee.
  - Restrict entry into the area by physically isolating the area.
  - Post signs to prevent entry by unauthorized personnel.
  - Shut off or temporarily modify the air-handling system and restrict other sources of air movement.
  - Any clean-up of a release episode shall be conducted by outside licensed and certified asbestos abatement contractors as the District does not currently do this in-house.

### *Major Fiber Release Procedures*

- The response action for any maintenance activities disturbing friable ACBM or ACM which is greater than 3 square or linear feet shall be:
  - Designed by persons accredited to design response actions.
  - Conducted by persons accredited to conduct response actions.
- In the event of a major fiber release, the District will employ certified asbestos contractors to clean up the release.

**ATTACHMENTS**

- Copies of State of New York Department of Labor licenses and AHERA Trained Inspector and Management Planner Certificates are included in Attachment A.
- Asbestos material spreadsheets and drawings depicting the locations of the identified asbestos containing materials are included in Attachment B.
- Attachment C includes a sample of an annual notification for all workers and building occupants, or their legal guardians, regarding asbestos inspections, response actions, and post-response action activities, including re-inspections and periodic surveillances.

We thank you for the opportunity to serve your needs. Please do not hesitate to contact us, if you have any questions.

Sincerely,  
Ambient Environmental, Inc.

A handwritten signature in blue ink that reads "Joella Viscusi". The signature is written in a cursive style with a large, looping initial "J".

Joella Viscusi  
President

Enclosures

**AHERA Compliance**  
**SED No. 010615020000**  
**Menands School**

Management Planner's Statement of Compliance

As the certified management planner responsible for the revision of the management plan, I certify that it has been written and reviewed to the best of my ability in a manner that is in compliance with the applicable rules and regulations as required by Federal Regulations 40 CFR, Part 763.



Signature: \_\_\_\_\_

License No. 24-61O3N-SHAB

Date: July 3, 2025

Inspector's Statement of Compliance

As the accredited Inspector responsible for the triennial re-inspection, I certify that it has been conducted and reviewed in a manner which is in full compliance with the applicable rules and regulations as required by Federal Regulations 40 CFR, Part 763.



Signature: \_\_\_\_\_

License No. 24-61O3N-SHAB

Date: July 3, 2025

***ATTACHMENT A***  
***LICENSE AND CERTIFICATION***



**WE ARE YOUR DOL**



**Department  
of Labor**

DIVISION OF SAFETY & HEALTH LICENSE AND CERTIFICATE UNIT, STATE OFFICE CAMPUS, BLDG. 12, ALBANY, NY 12226

# ASBESTOS HANDLING LICENSE

Ambient Environmental, Inc.  
828 Washington Avenue, Albany, NY, 12203

License Number: 29608

License Class: RESTRICTED

Date of Issue: 06/17/2024

Expiration Date: 07/31/2025

Duly Authorized Representative: Joella Viscusi

This license has been issued in accordance with applicable provisions of Article 30 of the Labor Law of New York State and of the New York State Codes, Rules and Regulations (12 NYCRR Part 56). It is subject to suspension or revocation for a (1) serious violation of state, federal or local laws with regard to the conduct of an asbestos project, or (2) demonstrated lack of responsibility in the conduct of any job involving asbestos or asbestos material.

This license is valid only for the contractor named above and this license or a photocopy must be prominently displayed at the asbestos project worksite. This license verifies that all persons employed by the licensee on an asbestos project in New York State have been issued an Asbestos Certificate, appropriate for the type of work they perform, by the New York State Department of Labor.

Amy Phillips, Director  
For the Commissioner of Labor

EXCELSIOR



# **NEW YORK STATE** **MINORITY- AND WOMEN-OWNED BUSINESS ENTERPRISE ("MWBE")** **CERTIFICATION**

Empire State Development's Division of Minority and Women's Business Development grants a  
**Women Business Enterprise (WBE)**

pursuant to New York State Executive Law, Article 15-A to:

**Ambient Environmental, Inc. DBA Response Labs**

Certification Awarded on: May 2, 2025  
Expiration Date: May 2, 2030  
File ID#: 50943



**Certification: View****Help & Tools** [Certification List](#)[Add Date Alert](#)

This record is from **New York State Department of Transportation**. It is not managed by New York State.

**Vendor Information**

BUSINESS NAME	<b>Ambient Environmental, Inc.</b>
SYSTEM VENDOR NUMBER	<b>20167029</b>
PRIMARY OWNER'S NAME	<b>Ms. Joella Viscusi</b>
ETHNIC GROUP	<b>Other Minority</b>
GENDER	<b>Female</b>

**Certification Information**

CERTIFYING AGENCY	<b>New York State Department of Transportation</b>
CERTIFICATION TYPE	<b>DBE - Disadvantaged Business Enterprise</b>
EFFECTIVE DATE	<b>3/27/2013</b>
RENEWAL DATE	<b>3/27/2026</b>

**Contact Information**

MAIN COMPANY EMAIL	<b>joellav@ambient-env.com</b>
MAIN PHONE	<b>518-482-0704</b>
MAIN FAX	<b>518-482-0750</b>
MAIN COMPANY WEBSITE	<b><a href="http://www.ambient-env.com">http://www.ambient-env.com</a></b>

**Addresses**

PHYSICAL ADDRESS	<b>828 Washington Ave. Albany, NY 12203-1622</b> <a href="#">[map]</a>
MAILING ADDRESS	<b>828 Washington Ave. Albany, NY 12203-1622</b> <a href="#">[map]</a>

**Business Capabilities**

BUSINESS CERTIFIED FOR	<b>Environmental Services.</b>	
FULL DESCRIPTION OF CAPABILITIES/PRODUCTS	<b>Environmental Services.</b>	
COMMODITY CODES	<b>NAICS 541620</b>	<b>Environmental consulting services</b> ( <a href="#">More</a> )

### Owner Ethnicity and Gender

ETHNIC GROUP	<b>Other Minority</b>
GENDER	<b>Female</b>

### Location

COUNTY	<b>Albany (NY)</b>
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Certification List

This profile was generated on 2/27/2025

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**AMBIENT ENVIRONMENTAL, INC.**  
**NEW YORK STATE DEPARTMENT OF LABOR**  
**ASBESTOS LICENSE**

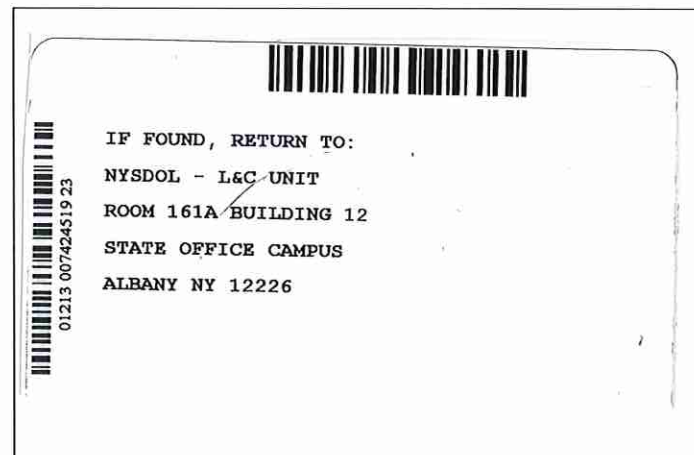
***Joella Viscusi***

**Cert No. 24-6103N-SHAB**

Front of License



Back of License



**Codes:**

- A- Asbestos Handler
- B- Restricted Handler
- C- Project Air Sampling Technician
- D- Inspector – R III
- E- Management Planner

- F- Operations and Maintenance
- G- Supervisor
- H- Project Monitor
- I- Project Designer
- J- Allied Trades

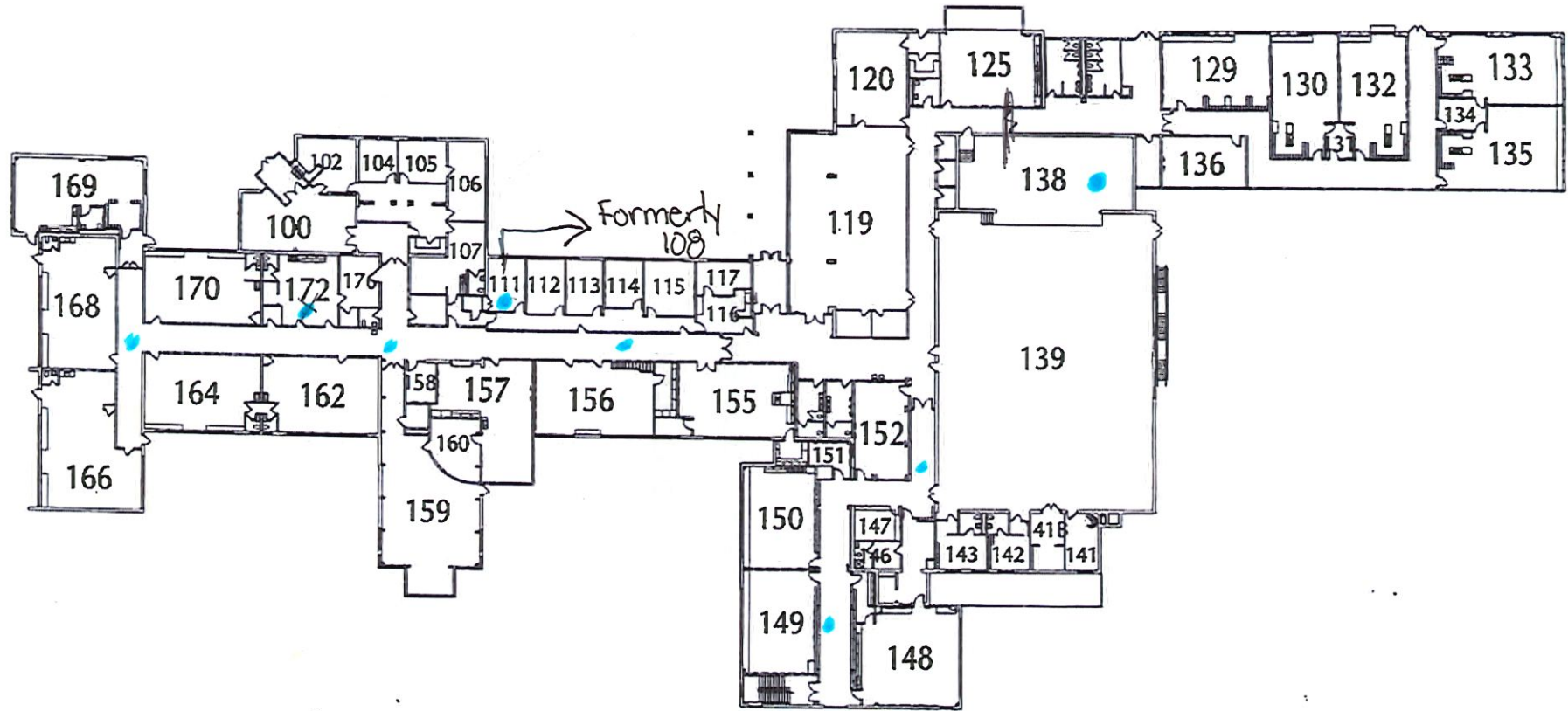
***ATTACHMENT B***  
***ASBESTOS MATERIAL TABLES AND DRAWINGS***

**MENANDS SCHOOL DISTRICT**  
**SED NO. 010615020000**  
**2025 AHERA TRIENNIAL INSPECTION**

Building Level	Room Number/ Functional Space #	Current Room Description	Homogeneous Material Description	Positive/ Assumed	Quantity	Friable/ Nonfriable	Current Condition (G,D,SD)	Potential for Disturbance C V A			Ranking	Damaged Quantity	NOTES
1	C	Crawlspace	Abandoned Pipe Insulation	P	2 SF	F	G	L	L	L	7		In wall; O&M
1	1-138	Stage	Black Leftover Mastic	P	23 SF	NF	G	H	L	L	6		Exposed; mastic should be covered
1	1-108 (rm 111 on dwg)	Nurse's Office	Green Ceramic Wall Tile Adhesive	P	300 SF			L	L	L	7		Present in bathroom and nurse's office
1	H	All Hallways in Older Section of Building	Ceramic Tile Adhesive	P	10,000 SF	NF	G	L	L	L	6		A lot of wall blocked by desks, chairs, file cabinets due to summer cleaning. Material not present in North wing. Approx. 5 Sf of scattered cracks or missing pieces of ceramic tile
1	J	Closet by 172	Black Leftover Mastic	P	5 SF	NF	G	L	L	L	7		Slop sink installed, unknown if mastic exists underneath sink
Exterior	E-01	Exterior Gardening Shed	Asphalt Roof Shingles	P	0	N/A	N/A	N/A	N/A	N/A	N/A		Shed removed from premises
	Highlighted locations indicate the addition of identified asbestos containing materials or changes in conditions and/or quantities from the 2022 triennial inspection.												

**Please Note:** The triennial re-inspections only encompass accessible, interior suspect asbestos containing materials. Therefore, it does not represent ALL potential asbestos containing materials in the building. If the District is planning any renovation/demolition work, a pre-renovation/demolition survey must be conducted in accordance with state and federal asbestos regulations. This includes new materials that were installed after asbestos abatement activities.

## Upper Level



● Asbestos Containing Material Locations

Menards School



***ATTACHMENT C***  
***SAMPLE NOTIFICATIONS***

## ANNUAL NOTIFICATION

### Availability of the Asbestos Management Plan

To: Parents/Guardians and Staff

From: Superintendent of Schools

July 3, 2025

In compliance with the US Environmental Protection Agency (EPA) Asbestos Hazard Emergency Response Act (AHERA), an asbestos re-inspection of asbestos containing building materials was performed for each school building. The inspection findings are in the asbestos management plan and are on file in the school administrative office.

The EPA requires a re-inspections of the asbestos materials every three years and a periodic surveillance every six months.

The Menands School will notify the public and building occupants of the availability of the Asbestos Management Plan by use of the School Calendar. This document is distributed to all residents of the Menands School and occupants of all District buildings.

The Asbestos Management Plan for the Menands School is available to the public for review during the following hours at its Administration Center at the letterhead address:

Monday through Friday, 8:30 a.m. to 4:00 p.m.

For more information, please contact the following persons: