



**PLEASANTVILLE SCHOOL DISTRICT
DEACTUR AVENUE SCHOOL
DA-2 AND DA-6
PLEASANTVILLE, NEW JERSEY
INDOOR AIR QUALITY INVESTIGATION
FINAL REPORT**

Prepared for:

Pleasantville School District
Pleasantville, New Jersey

Prepared by:

Coastal Environmental Compliance, LLC
P.O. Box 167
Hammonton, NJ 08037
609-685-9984 fax 609-625-2644

February 8, 2018

**PLEASANTVILLE SCHOOL DISTRICT
DEACTUR AVENUE SCHOOL
DA-2 AND DA-6
PLEASANTVILLE, NEW JERSEY
INDOOR AIR QUALITY INVESTIGATION
FINAL REPORT**

Prepared By:

Marylee K. Morinelli-Space

Marylee K. Morinelli-Space
President/Member

The information contained in this document is confidential and intended for the exclusive use of the Client named on the cover page, and only with respect to the Facility which is the subject of this document. Any other disclosure, use, copying, distribution or taking of any action in reliance on the contents of this document is prohibited. Coastal Environmental Compliance, LLC. shall not be liable to any person for use of this document, and any information contained therein, except as expressly authorized by Coastal Environmental Compliance, LLC. Coastal Environmental Compliance, LLC. shall not be liable to the Client or any person or entity, in the event the Client fails to respond to the findings or implement the recommendations provided within this document.

The information herein is provided based on current technology and guidelines established by professional and governmental organizations involved in environmental issues. It is based on physical and regulatory conditions in existence at the time the Facility was visited for the purpose of preparing this document, or at the time of document delivery to the Client, if no Facility was visited for the purpose of preparing this document.

©2018 Coastal Environmental Compliance, LLC. All Rights Reserved.

**PLEASANTVILLE SCHOOL DISTRICT
DEACTUR AVENUE SCHOOL
DA-2 AND DA-6
PLEASANTVILLE, NEW JERSEY
INDOOR AIR QUALITY INVESTIGATION
FINAL REPORT**

Table of Contents

1.0 BACKGROUND	4
2.0 APPROACH	4
3.0 FINDINGS & OBSERVATIONS	5
4.0 RECOMMENDATIONS	7
APPENDIX A – Lab Results	

1.0 BACKGROUND

Coastal Environmental Compliance, LLC (Coastal Environmental) was contacted to conduct an investigation and testing of the property located at the Decatur Avenue School, DA-2 and DA-6, Pleasantville, New Jersey. The inspection is being conducted to assess the condition of the classrooms with regard to mold and other indoor air quality concerns.

This report details the investigation and testing results for the classrooms.

2.0 APPROACH

2.1 SAMPLING METHODOLOGY

Microbiological air sampling was conducted in one location in each classroom, and one outdoor location using a low flow pump and air-o-cell cassettes (spore traps). Samples were evaluated for total count and identification of fungi, and other particulates.

ProLab, Inc., Weston, Florida, New Jersey, performed the analysis, according to guidelines proposed by the USEPA, and the AIHA Field Guide For The Determination Of Biological Contaminants In Environmental Samples, 1996.

3.0 FINDINGS & OBSERVATIONS

3.1 VISUAL INSPECTION

A visual inspection of the classroom was conducted on January 31, 2018. The concerns and visual observations are as follows.

Room DA-6:

- ✚ The wood subfloor under the linoleum tile exhibits heavy water damage and mold growth.
- ✚ The moisture meter indicates that the wood subfloor is still wet.
- ✚ No other visible areas of concern were found.

Room DA-2:

- ✚ In the first floor room under DA-6, the ceiling above the ceiling tiles exhibits heavy visible mold growth.
- ✚ Some water damage is visible adjacent to the piping on the ceiling below the second floor bathroom that had leaked.

Crawlspace:

- ✚ An odor is present in the crawlspace. Minor mold spotting is visible on some of the beams.

Cafeteria:

- ✚ The cafeteria appeared free of visible mold.

3.2 SAMPLE RESULTS

3.2.1 Microbiological Testing

Microbiological testing was conducted in the classrooms on January 31, 2018. Sample results are as follows (see attached laboratory results):

Type of Sample	Location	Fungi Count (Spores/m3)	Type of Fungi
Air-o-cell	Ambient	110	Other Basidiospores Penicillium/Aspergillus
	TOTAL MOLD COUNT	110	
Air-o-cell	DA-2	270	Other Basidiospores Penicillium/Aspergillus Unidentified spores
	TOTAL MOLD COUNT	53	
Air-o-cell	DA-6	2,000	Aspergillus/Penicillium Cellulose fiber
	TOTAL MOLD COUNT	110	
Air-o-cell	Cafeteria	850	Aspergillus/Penicillium Cellulose fiber
	TOTAL MOLD COUNT	53	
		850	

Air samples indicate the following:

- ✚ Air sampling indicates acceptable levels of airborne fungi in DA-2.
- ✚ Concentration and species are comparable to ambient air.
- ✚ In DA-6, high levels of Aspergillus/Penicillium are present due to the visible mold.
- ✚ In the Cafeteria, moderate levels of Aspergillus/Penicillium are present.

4.0 RECOMMENDATIONS

Based upon the testing results and visual observations, Coastal Environmental Compliance, LLC recommends the following:

MOLD REMEDIATION:

- ✚ Contact a licensed mold remediation contractor to conduct remediation of the mold at the building according to the attached scope of work.
- ✚ Work being performed is to be performed with the area under containment, utilizing negative air machines to achieve negative air in the area.
- ✚ Following mold remediation and prior to occupancy, conduct follow up air and surface sampling to ensure clean up efficacy.

Coastal Environmental Compliance, LLC is pleased to have provided the Pleasantville School District with professional services.

5.0 SCOPE OF WORK

This specification provides performance requirements and evaluation criteria for the work to be performed at the property located at Decatur Avenue School, 115 W. Decatur Avenue, Pleasantville, New Jersey.

The work plan is as follows:

AREAS UNDER CONTAINMENT:

Containment is required in all work areas. Containment is required where indicated by "C" on the scope of work. No containment is indicated by "NC".

Where containment is necessary, the areas will be isolated using 6-mil polyethylene sheeting. The work areas under containment will be placed under negative pressure to ensure that the contamination does not spread to unaffected areas. Negative pressure is established by installing HEPA filtered air filtration device inside the containment. The negative air machines should be exhausted to the exterior of the building.

All soft items that are within containment areas should be HEPA vacuumed and removed prior to work being performed. All items within the containment that are not being removed, and all surfaces within the containment must be HEPA vacuumed and treated with a biocide.

Upon removal of walls, insulation and other materials from the work area, all materials should be wrapped in 6-mil poly sheeting, HEPA vacuumed and wiped with a biocide solution prior to transportation to the waste container outside the building.

ALL WORK AREAS:

The biocide solution should be allowed to remain on the treated surfaces for the appropriate dwell time according to manufacturer's instructions to ensure the effectiveness of the biocide.

PERSONNEL PROTECTION:

Respiratory Protection:

The contractor shall provide workers with personally issued and marked respiratory protection equipment approved by NIOSH/MISHA. As a minimum, respiratory protection should consist of full-face dual cartridge respirators.

Protective Clothing:

The contractor must provide workers with sufficient sets of protective disposable clothing consisting of full body coveralls, head covers, gloves and boots in sizes to properly fit individual workers. All workers should wear polyethylene coated Tyvek suits with attached boots or equivalent. Gloves may include latex surgical gloves.

FOLLOW UP TESTING:

If the results of the follow up air, bulk and wipe sampling reveal unacceptable levels of fungi in the work areas, the contractor will be required to re-clean those areas until testing results are acceptable.

SIGNAGE:

The Contractor must post warning signs at all entrances or openings to the work area. The signs must be on yellow paper with black lettering, and indicate the following:

WARNING: DO NOT ENTER
MICROBIOLOGICAL REMEDIATION WORK IN PROGRESS

SCOPE OF WORK:

The following are the locations and dimensions for work to be performed:

Notes:

Containment = C No Containment = NC

Walls are indicated as A, B, C, D. Wall A is the wall the room's entrance is located on, wall B is the wall immediately to the left, wall C is the wall opposite the entrance to the room, and wall D is to the right.

Wet Wash: wet cleaning with a bleach solution or equivalent biocide

Encapsulate: Coating of affected areas with an encapsulant such as Fosters 40/20 or equivalent

	C/NC	Location	Area/Dimensions	Work to be Performed
1	C	Room DA-6	Floor	<ul style="list-style-type: none"> ▪ Remove all floor tile ▪ Remove affected underlayment below floor tile ▪ HEPA vacuum ▪ Wet wash/Scrub ▪ HEPA vacuum
2	C	Room DA-6	Contents	<p>Hard Contents/Surfaces (including walls, floors, wood, window sills, all contents/surfaces):</p> <ul style="list-style-type: none"> ▪ HEPA vacuum ▪ Wet wash ▪ HEPA vacuum
3	C	Room DA-2	Ceiling	<ul style="list-style-type: none"> ▪ Remove any water damaged paint and plaster ▪ HEPA vacuum ▪ Wet wash/Scrape paint ▪ HEPA vacuum ▪ Encapsulate areas of contamination
4	C	Cafeteria	Contents	<p>Hard Contents/Surfaces (FLAT SURFACES: including floors, window sills, all contents/flat surfaces):</p> <ul style="list-style-type: none"> ▪ HEPA vacuum ▪ Wet wash ▪ HEPA vacuum
5	NC	Crawlspace	Crawlspace Area under leak	<ul style="list-style-type: none"> ▪ HEPA vacuum ▪ Wet wash ▪ HEPA vacuum
6	C	Throughout Areas	Work Air Scrubbing	<ul style="list-style-type: none"> ▪ Conduct air scrubbing throughout work areas during and for 48 hours after remediation

APPENDIX A

LABORATORY RESULTS