



**PLEASANTVILLE SCHOOL DISTRICT  
EARLY CHILDHOOD CENTER – DECATUR AVENUE  
ROOM DA6  
PLEASANTVILLE, NEW JERSEY  
INDOOR AIR QUALITY INVESTIGATION  
FINAL REPORT**

Prepared for:

**Pleasantville School District**  
Pleasantville, New Jersey

Prepared by:

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January 26, 2018

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Prepared By:

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# **1.0 BACKGROUND**

Coastal Environmental Compliance, LLC (Coastal Environmental) was contacted to conduct an investigation and testing of the property located at the Pleasantville Early Childhood Center – Decatur Avenue, Room DA6, Pleasantville, New Jersey. The inspection is being conducted to assess the condition of the classroom with regard to mold and other indoor air quality concerns following a flood.

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

## **2.0 APPROACH**

### **2.1 SAMPLING METHODOLOGY**

Microbiological air sampling was conducted in one locations in the 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.

A swab sample was also taken to identify the type of fungi, by using a cotton tip swab.

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 24, 2018. The concerns and visual observations are as follows.

- ✚ The flooring throughout the classroom was previously removed due to a flood in the bathroom. The flooring has buckled since the new flooring installation. It appears that most likely the newly installed luan was slightly wet, and has caused mold to grow on the tiles, luan, and the wood subfloor.

### 3.2 SAMPLE RESULTS

#### 3.2.1 Microbiological Testing

Microbiological testing was conducted in the classroom on January 24, 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	750	Cladosporium
	<b>TOTAL MOLD COUNT</b>	<b>750</b>	
Air-o-cell	DA6 Center of Room	110	Other Basidiospores
		3,500	Penicillium/Aspergillus
		210	Scopulariopsis
	<b>TOTAL MOLD COUNT</b>	<b>3,820</b>	
Swab	DA6 Flooring	Present	Chaetomium
		Present	Penicillium/Aspergillus
		Present	Scopulariopsis

#### Samples indicate the following:

- ✚ Air sampling indicates unacceptable levels of airborne fungi in the classroom.
- ✚ Swab sampling indicates the presence of several types of mold.

## 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 Early Childhood Center - Decatur Avenue School, Classroom DA6, 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 DA6 and Bathroom	Flooring The classroom is approximately 22x32	<ul style="list-style-type: none"> <li>▪ Remove the floor tiles and Luan</li> <li>▪ HEPA vacuum</li> <li>▪ Wet wash</li> <li>▪ HEPA vacuum</li> <li>▪ Scrub the original wood flooring</li> <li>▪ Dry thoroughly</li> <li>▪ Encapsulate</li> <li>▪ (the district may opt to remove the original wood flooring)</li> </ul>
2	C	Room DA6	Contents	<p><b>Soft Contents (paper, fabric, cloth):</b></p> <ul style="list-style-type: none"> <li>▪ HEPA Vacuum</li> </ul> <p><b>Hard Contents/Surfaces (including walls, ceiling, floors, wood, furniture, all contents):</b></p> <ul style="list-style-type: none"> <li>▪ HEPA vacuum</li> <li>▪ Wet wash</li> <li>▪ HEPA vacuum</li> </ul>
3	C	Throughout Work Areas	Air Scrubbing	<ul style="list-style-type: none"> <li>▪ Conduct air scrubbing throughout work areas during and for 24 hours after remediation</li> </ul>

## **APPENDIX A**

### LABORATORY RESULTS