



**PLEASANTVILLE SCHOOL DISTRICT  
DISTRICT-WIDE 2018  
INDOOR AIR QUALITY INVESTIGATION  
FINAL REPORT 1:  
SOUTH MAIN STREET &  
LEEDS AVENUE SCHOOLS**

Prepared for:

**Pleasantville School District**  
Pleasantville, New Jersey

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 South Main Street & Leeds Avenue Schools, Pleasantville, New Jersey. This inspection was conducted to assess the condition of the schools with regard to air quality and mold prior to school opening.

This report details the complete investigation results for the following schools: South Main Street School & Leeds Avenue School. Additional reports will follow as the schools are completed.

# **2.0 APPROACH**

## **2.1 SAMPLING METHODOLOGY**

A visual inspection of each building was conducted to include all walls, floors, ceilings, in and under furnishings and HVAC vents. All materials were inspected for the presence of visible mold.

No sampling was conducted during the inspections.

## 3.0 FINDINGS & OBSERVATIONS

### 3.1 VISUAL INSPECTION

A visual inspection of the buildings was conducted on August 13 & 14, 2016. The concerns and visual observations are as follows (only areas of concern are listed):

#### **SOUTH MAIN STREET SCHOOL:**

LOCATION	CONCERNS
Library	Water stained ceiling tiles are present.
Room 128	Mold is visible on the chairs and desks, on the outside of all cabinets, under all tables and under Teacher's desk.
Room 110	Mold is visible on the table, Children's play Kitchen, wood furniture, all doors, book shelves and contents.
Room 109	Mold is visible under the half moon table, all doors and an easel.
Room 107	Mold is visible on the Children's chairs.
Room 106	Mold is visible on the Children's chairs, tables and easel.
Room 104	Mold is visible on the tables.
Cafeteria	Several water stained ceiling tiles are present. Ceiling vents exhibit some moldy vents.
Room 120	The doors, desks, chairs, tables, cabinets and book shelf on wall B exhibit visible mold.
Room 121	The exterior of the wood cabinets and all doors exhibit visible mold.
Room 210	Water damaged ceiling tiles are present.

#### **LEEDS AVENUE SCHOOL:**

LOCATION	CONCERNS
Room 321	Heavy mold is visible on the univent grill.
Room 304	Heavy mold is visible on the univent grill.
Room 301	Heavy mold is visible on the univent grill.
Room 300	Heavy mold is visible on the univent grill.
Room 204	Heavy mold is visible on the univent grill.
Room 134	Mold heavy on hutch in side Room. All doors exhibit visible mold.
Room 128	Tables and all wood furniture, chairs, doors and the inside of cabinets exhibit visible mold.
Room 126	Mold is visible on the doors, tables, wood cabinets, chairs and occupational health equipment.
Room 121	Mold is visible on the underside of tables.
Room 118	Mold is visible under tables, on chairs, wood furniture and doors.
Room 117	Mold is visible under tables, on chairs, wood furniture and doors.
Room 114	Mold is visible on all chairs, wood doors and book case.
Room 113	Mold is visible on the underside of tables, on the chairs, children's sofa and Doors.
Room 110	Visible mold is present on the underside of tables and the wood doors.
Room 108	Mold is visible on the doors, on the univent grill and on the wheelchair in the room.
Room 107	Mold visible on all tables, all wood doors and furniture.

<b>LOCATION</b>	<b>CONCERNS</b>
Room 104	Mold is visible on the doors, chairs, tables, cots and furniture and cabinets.
Room 103	Mold visible on all furniture, wood and tables.
Room 100	Mold is visible on the tables and doors.

## 4.0 RECOMMENDATIONS

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

### **BUILDING MAINTENANCE:**

- ✚ Control humidity levels to prevent mold growth.

### **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 the South Main Street School & Leeds Avenue School, Pleasantville, NJ.

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
		<b>SOUTH MAIN STREET SCHOOL</b>		
1	C	South Main Street School Rooms: 109, 106, 104	Contents (Partial Clean-Tables) <b>CONTRACTOR CLEAN</b>	<b>Hard Contents/Surfaces (tables, underside of tables):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
2	C	South Main Street School Rooms: 121, 109	Contents: (Partial Clean-Doors) <b>CONTRACTOR CLEAN</b>	<b>Hard Contents/Surfaces (all wood doors):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
3	C	South Main Street School Rooms: 107, 106, 104	Contents: (Partial Clean-Chairs) <b>CONTRACTOR CLEAN</b>	<b>Hard Contents/Surfaces (all Chairs):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
4	C	South Main Street School Rooms: 121	Contents: (Partial Clean-Cabinets) <b>CONTRACTOR CLEAN</b>	<b>Hard Contents/Surfaces (Cabinets exterior):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
5	NC	South Main Street School Rooms: 109, 106	Contents: (Partial Clean-Easel) <b>CONTRACTOR CLEAN</b>	<b>Hard Contents/Surfaces (Easel):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>

	C/NC	Location	Area/Dimensions	Work to be Performed
6	C	South Main Street School Rooms: Room 128, 120	Contents (Full Clean without cabinet contents) <b>CONTRACTOR CLEAN</b>	Soft Contents: (paper, books, fabric, cloth): <ul style="list-style-type: none"> <li>• HEPA vacuum</li> </ul> Hard Contents/Surfaces (all furnishings such as desks and tables, chairs, all wood bookshelves, inside and outside of cabinets (not including contents of cabinets), all closet and entry wood doors, walls, floor, under counters): <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
7	C	South Main Street School Rooms: Room 110	Contents (Full Clean with cabinet contents) <b>CONTRACTOR CLEAN</b>	Soft Contents: (paper, books, fabric, cloth): <ul style="list-style-type: none"> <li>• HEPA vacuum</li> </ul> Hard Contents/Surfaces (all furnishings such as desks and tables, chairs, all wood bookshelves, inside and outside of cabinets (including contents of cabinets), all closet and entry wood doors, walls, floor, under counters): <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
8	NC	Throughout School	Ceiling <b>CUSTODIAL</b>	<ul style="list-style-type: none"> <li>• Remove and replace water damaged ceiling tiles</li> </ul>
9	NC	Throughout Work Areas	Air Scrubbing	<ul style="list-style-type: none"> <li>• Conduct air scrubbing for 48-72 hours during and following remediation</li> </ul>

	C/NC	Location	Area/Dimensions	Work to be Performed
		<b>LEEDS AVENUE SCHOOL</b>		
1	C	<b>Leeds Avenue School Rooms:</b> Rooms 126, 118, 117, 114, 113, 108, 107, 104, 103	Contents <b>(Full Clean including cabinet contents)</b> <b>CONTRACTOR CLEAN</b>	<b>Soft Contents: (paper, books, fabric, cloth):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> </ul> <b>Hard Contents/Surfaces (all furnishings such as desks and tables, chairs, all wood bookshelves, inside and outside of cabinets (including contents of cabinets), all closet and entry wood doors, walls, floor, under counters):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
2	C	<b>Leeds Avenue School Rooms:</b> Rooms 128, 100	Contents <b>(Partial Clean-Tables)</b> <b>CONTRACTOR CLEAN</b>	<b>Hard Contents/Surfaces (tables, underside of tables):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
3	C	<b>Leeds Avenue Rooms:</b> Rooms 134, 128, 100	Contents: <b>(Partial Clean-Doors &amp; Door Frames)</b> <b>CONTRACTOR CLEAN</b>	<b>Hard Contents/Surfaces (All Doors and Door Frames):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
4	C	<b>Leeds Avenue Rooms:</b> Rooms 134	Contents: <b>(Partial Clean-Wood Furniture)</b> <b>CONTRACTOR CLEAN</b>	<b>Hard Contents/Surfaces (All Wood Furniture):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>

	C/NC	Location	Area/Dimensions	Work to be Performed
5	NC	Leeds Avenue Rooms: Throughout Building	HVAC Systems <b>CONTRACTOR CLEAN</b>	<ul style="list-style-type: none"> <li>• Remove and discard filters</li> <li>• Clean and sanitize vents</li> <li>• Conduct cleaning of all interior and exterior components of HVAC units using a biocide particularly vents</li> <li>• HEPA vacuum interior and exterior components of HVAC system</li> </ul>
6	NC	Throughout Work Areas	Air Scrubbing	<ul style="list-style-type: none"> <li>• Conduct air scrubbing for 24-48 hours during and following remediation</li> </ul>

**APPENDIX A**  
**LABORATORY RESULTS**