



**PLEASANTVILLE SCHOOL DISTRICT  
DISTRICT-WIDE 2018  
INDOOR AIR QUALITY INVESTIGATION  
FINAL REPORT 2:  
NORTH MAIN STREET &  
WASHINGTON 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 North Main Street & Washington 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: North Main Street School & Washington 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 17, 2016. The concerns and visual observations are as follows (only areas of concern are listed):

#### **NORTH MAIN STREET SCHOOL:**

LOCATION	CONCERNS
CST Office	Mold on Teacher's Desk
Room 121	Mold is visible on the sliding door of the cabinet on the far wall.
Room 119	Mold is visible under the tables and on the cabinet to the right of the entry door.
Room 114	Mold is visible under the half moon table, white board table and blue table standing up.
Room 110	Mold is visible inside student desks with corners.
Room 106	Mold is visible under the 2 tables in the back right corner.
Room 102	Mold is visible under the tables and chairs.
Gym	Mold is visible on the blue matts on the wall.

#### **WASHINGTON AVENUE SCHOOL:**

LOCATION	CONCERNS
Room 103	Mold is visible on all the children's chairs, kid's Kitchen sets, book shelf, rolling craft shelf.
Room 104	Mold is visible on all Kid's chairs, tables, blue cabinet doors, bathroom door, kids Kitchen set.
Room 105	Mold is visible on all Kid's chairs.
Room 106	Mold is visible on all Kid's chairs, the sink cabinet doors, under all tables and under built-in tables on wall C.
Room 108	Mold is visible on all Kid's chairs, sink cabinet doors, half-moon table.
Room 107	Mold is visible on a magazine rack, wall A cabinet doors, kid's chairs, kid's tables, toy/craft shelves, easel.
Gym	Mold is visible under tables and on wall A/B corner.
Room 121	Mold is visible on all the children's chairs, the exterior of the cabinets to right of the door, wall C book shelf, and the rectangular table.
Room 122	Mold is visible on all the children's chairs, the exterior of the cabinets to right of the door, and on the magazine rack.
Room 123	Mold is visible on all tables, chairs, book shelves (in hall) and contents.
Room 126	Mold is visible on all furniture, contents, chairs, easel, desks, book shelves, wood cabinets
Room 124	All chairs in hallway exhibit visible mold.
Room 125	All chairs in hallway exhibit visible mold.
Room 203	Mold is visible on the sink cabinet doors and Kid's chairs, half moon table.
Room 209	Visible mold is present on the book shelf, desks, chairs, doors and contents.
Room 211	Mold is visible no the sink cabinet doors, easel, rectangular table.
Throughout 2 <sup>nd</sup> Floor	Remove and discard water damaged ceiling tiles.

## 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 North Main Street School & Washington 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>NORTH MAIN STREET SCHOOL</b>		
1	NC	North Main Street School Rooms: 119, 114, 106, 102	Contents (Partial Clean-Tables) <b>CUSTODIAL 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	NC	North Main Street School Rooms: 102	Contents: (Partial Clean-Chairs) <b>CUSTODIAL 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>
3	NC	North Main Street School Rooms: CST Office	Contents: (Partial Clean-Desks) <b>CUSTODIAL CLEAN</b>	<b>Hard Contents/Surfaces (Teacher's Desk):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
4	NC	North Main Street School Rooms: 110	Contents: (Partial Clean-Desks) <b>CUSTODIAL CLEAN</b>	<b>Hard Contents/Surfaces (all Student Desks):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
5	NC	North Main Street School Rooms: 121, 119	Contents: (Partial Clean-Cabinets) <b>CUSTODIAL CLEAN</b>	<b>Hard Contents/Surfaces (Cabinets exterior 121-Sliding door far side of wall; 119-cabinet to right of entry door):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
6	NC	North Main Street School Rooms: Gym	Contents: (Partial Clean-Mats) <b>CUSTODIAL CLEAN</b>	<b>Hard Contents/Surfaces (Mats on wall):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>

	C/NC	Location		<i>Area/Dimensions</i>	<i>Work to be Performed</i>
7	NC	Throughout Areas	Work	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>WASHINGTON AVENUE SCHOOL</b>		
<b>1</b>	<b>C</b>	<b>Washington Avenue School Rooms:</b> 209, 126, 123, 103, 104	Contents (Full Clean including cabinet contents) <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>
<b>2</b>	<b>C</b>	<b>Washington Avenue School Rooms:</b> 122, 121, 108, 107, 106	Contents (Full Clean without cabinet contents) <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 (not 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>
<b>3</b>	<b>C</b>	<b>Washington Avenue School Rooms:</b> 203, 125 & 124 (chairs in hallway), 105	Contents: (Partial Clean-Chairs) <b>CUSTODIAL 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>

	C/NC	Location	Area/Dimensions	Work to be Performed
4	NC	Washington Avenue School Rooms: 211, Gym, 203	Contents (Partial Clean-Tables) <b>CUSTODIAL CLEAN</b>	<b>Hard Contents/Surfaces (tables, underside of tables wall A/B corner):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
5	NC	Washington Avenue School Rooms: 211, 203, 121, 119	Contents: (Partial Clean-Cabinets) <b>CUSTODIAL CLEAN</b>	<b>Hard Contents/Surfaces (Cabinets exterior: 211, 203 – Sink cabinet doors; 121-Sliding door far side of wall; 119-cabinet to right of entry door):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
6	NC	Washington Avenue School Rooms: 211	Contents: (Partial Clean-Easel) <b>CUSTODIAL 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>
7	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**