



**PLEASANTVILLE SCHOOL DISTRICT
DISTRICT-WIDE 2018
INDOOR AIR QUALITY INVESTIGATION
FINAL REPORT 4:
PLEASANTVILLE MIDDLE SCHOOL**

Prepared for:

Pleasantville School District
Pleasantville, New Jersey

Prepared by:

Coastal Environmental Compliance, LLC
P.O. Box 167
Hammonton, NJ 08037
P: 609-820-9312 * F: 609-561-6197

August 20, 2018

**PLEASANTVILLE SCHOOL DISTRICT
DISTRICT-WIDE 2018
INDOOR AIR QUALITY INVESTIGATION
FINAL REPORT 4:
PLEASANTVILLE MIDDLE SCHOOL**

Prepared By:

Marylee K. Morinelli-Space

Marylee K. Morinelli-Space

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
DISTRICT-WIDE 2018
INDOOR AIR QUALITY INVESTIGATION
FINAL REPORT 4:
PLEASANTVILLE MIDDLE SCHOOL**

Table of Contents

1.0 BACKGROUND	4
2.0 APPROACH	4
3.0 FINDINGS & OBSERVATIONS	5
4.0 RECOMMENDATIONS	6
5.0 SCOPE OF WORK	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 Pleasantville Middle School, 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: Pleasantville Middle 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 20, 2016. The concerns and visual observations are as follows (only areas of concern are listed):

PLEASANTVILLE MIDDLE SCHOOL:

- No issues were found on the 3rd Floor.
- On the second floor, Room A208, all furniture such as doors, chairs and tables exhibit visible mold.
- In Room A206, mold is visible on the underside of the tables where gum is present.
- IN Room E1123i, heavy visible mold is present on one piano.
- In Room C102, mold is visible under the tables.
- In C106, mold is visible under the student desks.
- Visible mold is present on the chairs and on the student desks.
- B103 and B101 chairs and tables exhibit visible mold.
- In A103 mold is present under computer desks and chairs.
- In A102 mold is visible under computer tables and in student desks.
- A106 student desks exhibit visible mold.
- In A108, mold is visible on the student desks and chairs.
- Please note that a lot of the furnishings for the rooms listed on the first floor were located in the hallway outside the rooms due to the floors being finished.
- Humidity levels should be maintained at 30-50% to prevent the growth of mold. At 60% rH, mold can spontaneously form on surfaces.

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.
- ✚ Ensure that the HVAC system is running continuously throughout humid months to dehumidify the school.
- ✚ Reduce fresh air intake in summer months when building is unoccupied.

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 Pleasantville Middle School 801 Mill Road, 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
PLEASANTVILLE MIDDLE SCHOOL				
1	C	Pleasantville Middle School Rooms: A208, B103	Contents (Full Clean without cabinet contents) CONTRACTOR CLEAN	Soft Contents: (paper, books, fabric, cloth): <ul style="list-style-type: none"> • HEPA vacuum Hard Contents/Surfaces (all furnishings such as desks and tables (and underside of tables), chairs, all wood bookshelves, all closet and entry wood doors, floor, under counters): <ul style="list-style-type: none"> • HEPA vacuum • Wet wash • HEPA vacuum
2	NC	Pleasantville Middle School Rooms: A103, A102, A206, C102, B101	Contents: (Partial Clean-Tables) CUSTODIAL CLEAN	Hard Contents/Surfaces (All Tables and underside of tables including computer tables): <ul style="list-style-type: none"> • HEPA vacuum • Wet wash • HEPA vacuum
3	NC	Pleasantville Middle School Rooms: E113	Contents: (Partial Clean-Piano) CUSTODIAL CLEAN	Hard Contents/Surfaces (Wood Piano): <ul style="list-style-type: none"> • HEPA vacuum • Wet wash • HEPA vacuum
4	NC	Pleasantville Middle School Rooms: A108, A103, C105A, B101	Contents: (Partial Clean-Chairs) CUSTODIAL CLEAN	Hard Contents/Surfaces (all chairs): <ul style="list-style-type: none"> • HEPA vacuum • Wet wash • HEPA vacuum
5	NC	Pleasantville Middle School Rooms: A108, A106, A102, C106, C105A	Contents: (Partial Clean-Desks) CUSTODIAL CLEAN	Hard Contents/Surfaces (Desks inside and outside): <ul style="list-style-type: none"> • HEPA vacuum • Wet wash • HEPA vacuum

	C/NC	Location		<i>Area/Dimensions</i>	<i>Work to be Performed</i>
6	NC	Throughout Areas	Work	Air Scrubbing	<ul style="list-style-type: none"> • Conduct air scrubbing for 48-72 hours during and following remediation

	C/NC	Location	Area/Dimensions	Work to be Performed
		WASHINGTON AVENUE SCHOOL		
1	C	Washington Avenue School Rooms: 209, 126, 123, 103, 104	Contents (Full Clean including cabinet contents) CONTRACTOR CLEAN	Soft Contents: (paper, books, fabric, cloth): <ul style="list-style-type: none"> • HEPA vacuum 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"> • HEPA vacuum • Wet wash • HEPA vacuum
2	C	Washington Avenue School Rooms: 122, 121, 108, 107, 106	Contents (Full Clean without cabinet contents) CONTRACTOR CLEAN	Soft Contents: (paper, books, fabric, cloth): <ul style="list-style-type: none"> • HEPA vacuum 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"> • HEPA vacuum • Wet wash • HEPA vacuum
3	C	Washington Avenue School Rooms: 203, 125 & 124 (chairs in hallway), 105	Contents: (Partial Clean-Chairs) CONTRACTOR CLEAN	Hard Contents/Surfaces (all chairs): <ul style="list-style-type: none"> • HEPA vacuum • Wet wash • HEPA vacuum

	C/NC	Location	Area/Dimensions	Work to be Performed
4	NC	Washington Avenue School Rooms: 211, Gym, 203	Contents (Partial Clean-Tables) CONTRACTOR CLEAN	Hard Contents/Surfaces (tables, underside of tables wall A/B corner): <ul style="list-style-type: none"> • HEPA vacuum • Wet wash • HEPA vacuum
5	NC	Washington Avenue School Rooms: 211, 203, 121, 119	Contents: (Partial Clean-Cabinets) CONTRACTOR CLEAN	Hard Contents/Surfaces (Cabinets exterior: 211, 203 – Sink cabinet doors; 121-Sliding door far side of wall; 119-cabinet to right of entry door): <ul style="list-style-type: none"> • HEPA vacuum • Wet wash • HEPA vacuum
6	NC	Washington Avenue School Rooms: 211	Contents: (Partial Clean-Easel) CONTRACTOR CLEAN	Hard Contents/Surfaces (Easel): <ul style="list-style-type: none"> • HEPA vacuum • Wet wash • HEPA vacuum
7	NC	Throughout Work Areas	Air Scrubbing	<ul style="list-style-type: none"> • Conduct air scrubbing for 24-48 hours during and following remediation

APPENDIX A

LABORATORY RESULTS