



**PLEASANTVILLE SCHOOL DISTRICT  
DISTRICT-WIDE 2019  
INDOOR AIR QUALITY INVESTIGATION  
FINAL REPORT:  
SOUTH MAIN STREET, NORTH MAIN STREET &  
WASHINGTON AVENUE SCHOOLS**

Prepared for:

**Pleasantville School District**  
Pleasantville, New Jersey

Prepared by:

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# **1.0 B-ACKGROUND**

Coastal Environmental Compliance, LLC (Coastal Environmental) was contacted to conduct an investigation and testing of the property located at the South Main Street School, North Main Street School & 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 school.

# **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 2019. The concerns and visual observations are as follows (only areas of concern are listed):

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

| LOCATION          | CONCERNS                   |
|-------------------|----------------------------|
| Throughout School | No areas of concern found. |

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

| LOCATION              | CONCERNS   |
|-----------------------|--|
| Library               | Water damaged ceiling tiles are present.   |
| Room 203              | Water staining is visible under the sink.  |
| Room 130 Media Office | Mold is visible under the round table.   |
| Room 125              | Mold visible on the cabinet and on kid's chairs.   |
| Room 129              | Mold is visible on the wall cabinets next to the door frame, under the sink, and on the cabinet doors.               |
| Room between 110-111  | Mold is visible on the wood doors.   |
| Room 109              | Mold is visible on the wood door.  |
| Room 103              | Mold is visible on the inside and outside of the bathroom door.  |
| Room 102              | The dehumidifier is leaking.   |
| Room 101              | Mold is visible on the inside and outside of the bathroom door. Mold is visible on the desks and chairs in the room. |
| Cafeteria             | Mold is visible on the chair and table by the sports office.   |

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

| LOCATION        | CONCERNS   |
|-----------------|--|
| Room 209A       | Under rectangular table on wall D, red computer desk chair on wall D, under half moon table and under computer desk on wall C visible mold is present. |
| Room 107        | Mold is visible under the chair on wall D.   |
| Room 106A       | Mold is visible under all chairs, under a computer desk, a blue counter by the bathroom, under a half moon table, and on a clipboard on the red table. |
| Mrs. McGranahan | Mold is visible on the door, under a rectangular table next to the teacher's desk, under a rectangular desk against the window wall.                   |

| LOCATION          | CONCERNS   |
|-------------------|--|
| Room 123          | Mold is visible under the computer desk right of the entry door. |
| Throughout School | Water damaged ceiling tiles are present.                         |

## 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, 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>SOUTH MAIN STREET SCHOOL</b>           |   |   |
| 1 | NC   | Room 130 Media Office, Sports Office      | Contents<br>(Partial Clean-Tables)<br><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   | Room 125, 101, Sports Office              | Contents:<br>(Partial Clean-Chairs)<br><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   | Room 109, Between Rooms 110-111, 103, 101 | Contents:<br>(Partial Clean-Doors)<br><b>CUSTODIAL CLEAN</b>      | <b>Hard Contents/Surfaces (Doors):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>                       |
| 4 | NC   | Room 101                                  | Contents:<br>(Partial Clean-Desks)<br><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   | Room 125, 129                             | Contents:<br>(Partial Clean-Cabinets)<br><b>CUSTODIAL CLEAN</b>   | <b>Hard Contents/Surfaces (Cabinets inside and out):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>     |
| 6 | NC   | Room 203, 129                             | Contents:<br>(Partial Clean-Under Sink)<br><b>CUSTODIAL CLEAN</b> | <b>Hard Contents/Surfaces (Under Sink):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>                  |
| 7 | NC   | Throughout School                         | Ceiling<br><b>CUSTODIAL CLEAN</b>                                 | Remove and replace water damaged ceiling tiles  |

|          | C/NC      | Location                     | <i>Area/Dimensions</i> | <i>Work to be Performed</i>  |
|----------|-----------|------------------------------|------------------------|--|
| <b>8</b> | <b>NC</b> | <b>Throughout Work Areas</b> | 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>Room 106A</b>                | Contents<br>(Full Clean including cabinet contents)<br><b>CONTRACTOR CLEAN</b> | <b>Soft Contents: (paper, books, fabric, cloth):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum*</li> <li>• *Discard heavily affected items</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> <li>• Discard heavily affected items</li> </ul> |
| <b>2</b> | <b>C</b>  | <b>Room 209A</b>                | Contents<br>(Full Clean without cabinet contents)<br><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, computer tables):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>   |
| <b>3</b> | <b>NC</b> | <b>Room 107</b>                 | Contents:<br>(Partial Clean-Chairs)<br><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   | Room 209A, Mrs. McGranahan | Contents<br>(Partial Clean-Tables)<br><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> |
| 5 | NC   | Mrs. McGranahan            | Contents:<br>(Partial Clean-Doors)<br><b>CUSTODIAL CLEAN</b>          | <b>Hard Contents/Surfaces (Doors):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>                       |
| 6 | NC   | Room 123                   | Contents:<br>(Partial Clean-Computer Desks)<br><b>CUSTODIAL CLEAN</b> | <b>Hard Contents/Surfaces (Computer Desks):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>              |
| 7 | NC   | Throughout School          | Ceiling<br><b>CUSTODIAL CLEAN</b>                                     | <ul style="list-style-type: none"> <li>• Remove and replace water damaged ceiling tiles</li> </ul>  |
| 8 | 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**