



**PLEASANTVILLE SCHOOL DISTRICT  
DISTRICT-WIDE 2019  
INDOOR AIR QUALITY INVESTIGATION  
FINAL REPORT:  
PLEASANTVILLE HIGH SCHOOL  
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

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*Marylee K. Morinelli-Space*

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**Table of Contents**

<b>1.0 BACKGROUND</b>	<b>4</b>
<b>2.0 APPROACH</b>	<b>4</b>
<b>3.0 FINDINGS &amp; OBSERVATIONS</b>	<b>5</b>
<b>4.0 RECOMMENDATIONS</b>	<b>7</b>
<b>5.0 SCOPE OF WORK</b>	<b>8</b>
<b>APPENDIX A – Lab Results</b>	

# **1.0 BACKGROUND**

Coastal Environmental Compliance, LLC (Coastal Environmental) was contacted to conduct an investigation and testing of the property located at the Pleasantville High School & 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 schools.

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

#### **PLEASANTVILLE HIGH SCHOOL:**

LOCATION	CONCERNS
Auditorium	The chairs and the sides of the chairs on the right hand front 5 rows exhibit visible mold.  The metal railings throughout the Auditorium exhibit visible mold, particularly along the handicapped ramp.
Music Room Right	Metal door frames exhibit visible mold.
Main Office Work Room B	Mold is visible at the base of the door frame.
Main Office	Mold is visible on the back side of the poster leaning against the wall.
Main Office Last office before the Nurse (Storage)	Heavy visible mold is present at the base of the door.
Nurse	Heavy water stained ceiling tiles are present in the Exam Room, and on the underside of the sink in the Exam Room.  On the Office Door, and the Storage closet doors exhibit visible mold. Wood shelves inside the storage closet exhibit visible mold.
JROTC	Mold visible on the underside of the tables. The doors and soft chairs exhibit visible mold.
Library	Office B Hall -Box on computer desks on wall C. Copy Room mold is visible under the sink where the fridge used to be. Ms. Cooper & Ms. Sacco's offices mold visible under desks. Ms. Bunch office, Bathroom and Conference Room doors exhibit visible mold.
Home Economics A hall	Mold visible under computer desks, gaming chairs.
Room A102	Two desks exhibit visible mold.
Room A103	Mold is visible on the chairs and tables.
Room A104	Mold is visible under the table against wall B.
Room A105	Mold is visible on all doors and under rectangular tables.

LOCATION	CONCERNS
Room A107	Mold is visible on tables, desks, chairs, cloth chairs and door.
Room A108	Mold is visible on the door.
Room A109	Long tables and doors exhibit visible mold.
Room B102	Spotting on the legs of the metal chairs.
Room B105	Mold is visible on the inside of the classroom door.
Room C101	Mold is visible on the doors and on the underside of the white desks along the wall.
Room C102	Mold visible on doors, desks, chairs and cabinets and contents.
Room C103	Mold is visible on the flag in the room.
Room C104	Mold visible under the sink.
Room C105	Visible mold is present on the desks, chairs, doors, computer tables and metal shelves.
Room C109	Mold is visible on the shelving on the wall to left of the door.
Room A201	All hexagon tables exhibit visible mold.
Room A206	Top corner of entry door exhibits visible mold.
Room B212	Mold is visible on the dark wood desk near the door.
Room C209	Desks and the center wood table exhibit visible mold.
Room D102	The desks, tables and doors in the room exhibit visible mold.

**PLEASANTVILLE MIDDLE SCHOOL:**

LOCATION	CONCERNS
Main Office Conference Room	Mold is visible on the tall cabinet.
Main Office Bathroom	Several ceiling tiles exhibit water staining and visible mold.
Principal's Office	The wood tops of the bookcases exhibit visible mold.
Library	Mold under the table with the North and South Korea books.
Cafeteria	The front of the stage exhibits visible mold.
Instrument Room	Many of the contents exhibit visible mold such as hats, uniforms, instrument cases and speakers.
Room A102	Mold is visible under the computer desk, under half moon tables, and under chairs.
Room A103	Computer desks on wall D and the flag in the room exhibit visible mold.
Room A105A	Mold is present on the door jamb, under tables, the back side of computers, the doors, walls and wires.
Room A122	Mold is present on a chair, under the half moon table and above the sink.
Room B201	Mold is visible inside the tall yellow cabinet.

LOCATION	CONCERNS
Room B209	Mold is visible inside the tall yellow cabinet.
Room B210	Mold is visible inside the tall yellow cabinet.
Room B310	Mold is visible under chairs.
CST 2	All furnishings exhibit visible mold growth; doors, bookshelves, tables, chairs.
CST 3	All furnishings exhibit visible mold growth; doors, bookshelves, tables, chairs.
Room C101	Minor mold found under desks.
Room C102	Mold is visible on the tall cabinets, tables, chairs and other furnishings.
Room C105A	Mold is visible under tables and on the wood cabinet at the front of the room.
Room C106	Mold is visible on the desks, chairs other furniture.
Room C107 Prep	Mold is visible on the tall cabinets.
Room C108	Mold is visible on the door frames, on all chairs, desks and soft chairs.
Room C303	Some of the student desks exhibit mold on the inside.
Room C312	Mold is visible under half moon tables.

## 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 Pleasantville High and Middle Schools, 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
		<b>PLEASANTVILLE HIGH SCHOOL</b>		
1	NC	Auditorium	Contents (Partial Clean-5 rows of Chairs on right front of Aud.) <b>CUSTODIAL CLEAN</b>	<b>Hard Contents/Surfaces (Chairs, sides of chairs):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
2	NC	Auditorium	Contents: (Partial Clean-Railings) <b>CUSTODIAL CLEAN</b>	<b>Hard Contents/Surfaces (all metal railings):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
3	NC	Music Room Right, Main Office Work Rm. B, Main office last office before Nurse, Nurse, JROTC, Ms. Bunch Office, Bathroom and Conference Room of Library, Room A105, A108, A109, B105, C101, C102, C105, A206, D102	Contents: (Partial Clean-Doors and Door Frames) <b>CUSTODIAL 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	NC	Main Office	Contents: (Partial Clean-Poster) <b>CUSTODIAL CLEAN</b>	<b>Hard Contents/Surfaces (Poster leaning against wall):</b> <ul style="list-style-type: none"> <li>• Remove and discard</li> </ul>

	C/NC	Location	Area/Dimensions	Work to be Performed
5	NC	Nurse	Contents: (Partial Clean-Underside of Sink and Wood Shelves inside the storage closet)  <b>CUSTODIAL CLEAN</b>	<b>Hard Contents/Surfaces (Sink and Wood Shelves):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
6	C	JROTC, A107, C102, C105	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> <li>• *Discard soft chairs</li> </ul> <b>Hard Contents/Surfaces (all furnishings such as desks and tables, chairs, all bookshelves, outside of cabinets (not including contents of cabinets), all closet and entry wood doors, floor, under counters):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
7	C	Library – Ms. Cooper & Ms. Sacco offices/Copy Room	Contents (Partial Clean-Desks, Computer Desks, Under sink copy room) <b>CUSTODIAL CLEAN</b>	<b>Hard Contents/Surfaces (Desks, underside of desks and computer desks, under sink):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
8	NC	Home Economics	Contents (Partial Clean-Computer Desks, Gaming Chairs) <b>CUSTODIAL CLEAN</b>	<b>Hard Contents/Surfaces (Computer Desks, Gaming 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
9	NC	Room A102, C101, B212 (wood desk), C209	Contents (Partial Clean- Desks) <b>CUSTODIAL CLEAN</b>	<b>Hard Contents/Surfaces (Desks, inside and underside):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
10	C	Room A103	Contents (Partial Clean – Chairs and Tables) <b>CONTRACTOR CLEAN</b>	<b>Hard Contents/Surfaces (Chairs &amp; Tables, top and bottom):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
11	NC	Room A104, A105, A109, A201, C209	Contents (Partial Clean – Tables) <b>CUSTODIAL CLEAN</b>	<b>Hard Contents/Surfaces (Tables, top and bottom):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
12	NC	Room B102	Contents (Partial Clean – Legs of Chairs) <b>CUSTODIAL CLEAN</b>	<b>Hard Contents/Surfaces (Legs of Chairs):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
13	NC	Room C103	Flag	<ul style="list-style-type: none"> <li>• Remove and replace</li> </ul>
14	NC	Room C104	Contents (Partial Clean – Under sink) <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>
15	NC	Room C109	Contents (Partial Clean – Shelving) <b>CUSTODIAL CLEAN</b>	<b>Hard Contents/Surfaces (Shelving):</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
<b>16</b>	<b>NC</b>	Throughout School	Ceiling <b>CUSTODIAL CLEAN</b>	<ul style="list-style-type: none"> <li>• Remove and replace water damaged ceiling tiles</li> </ul>
<b>17</b>	<b>NC</b>	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>PLEASANTVILLE MIDDLE SCHOOL</b>				
1	C	<b>Instrument Room, A105A, CST2, CST3, C108, C106, C102</b>	Contents (Full Clean not 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> <li>• *Discard heavily affected items such as soft chairs</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):</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>
2	C	<b>A102, A122</b>	Contents (Partial Clean – Desks, Tables & Chairs) <b>CUSTODIAL CLEAN</b>	<b>Hard Contents/Surfaces (all furnishings such as desks and tables, chairs):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
3	C	<b>Library, C105A, C312</b>	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>
4	C	<b>A103</b>	Contents (Partial Clean-Computer Desks) <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>

	C/NC	Location	Area/Dimensions	Work to be Performed
5	C	B310, C303	Contents: (Partial Clean-Desks) <b>CUSTODIAL CLEAN</b>	<b>Hard Contents/Surfaces (All Desks inside and out):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
6		C101	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> </ul> HEPA vacuum
7	C	Main Office Conference Room, B210, B209, B201, C107	Contents: (Partial Clean-Tall Cabinets) <b>CUSTODIAL CLEAN</b>	<b>Hard Contents/Surfaces (All tall cabinets inside and out, not including contents):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
8	C	Principal's Office, C105A	Contents: (Partial Clean-Bookcases) <b>CUSTODIAL CLEAN</b>	<b>Hard Contents/Surfaces (All bookcases and cabinets outside, not including contents):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
9	C	Cafeteria	Contents: (Partial Clean-Front of Stage) <b>CUSTODIAL CLEAN</b>	<b>Hard Contents/Surfaces (Front of Stage):</b> <ul style="list-style-type: none"> <li>• HEPA vacuum</li> <li>• Wet wash</li> <li>• HEPA vacuum</li> </ul>
10	C	A103	Flag	Remove and replace
11	C	Throughout School	Ceiling <b>CUSTODIAL CLEAN</b>	Remove and replace water damaged ceiling tiles
12	C	Throughout Work Areas	Air Scrubbing	Conduct air scrubbing for 24-48 hours during and following remediation



**APPENDIX A**  
LABORATORY RESULTS