



**PLEASANTVILLE SCHOOL DISTRICT
DISTRICT-WIDE 2019
INDOOR AIR QUALITY INVESTIGATION
FINAL REPORT
LEEDS AVENUE 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 22, 2019

**PLEASANTVILLE SCHOOL DISTRICT
DISTRICT-WIDE 2019
INDOOR AIR QUALITY INVESTIGATION
FINAL REPORT
LEEDS AVENUE 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.

©2019 Coastal Environmental Compliance, LLC. All Rights Reserved.

**PLEASANTVILLE SCHOOL DISTRICT
DISTRICT-WIDE 2019
INDOOR AIR QUALITY INVESTIGATION
FINAL REPORT
LEEDS AVENUE 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 Leeds Avenue 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 school: Leeds Avenue 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 in August 2019. The concerns and visual observations are as follows (only areas of concern are listed):

LEEDS AVENUE SCHOOL:

LOCATION	CONCERNS
Basement Storage Room	Mold is visible on the back side of the door.
Room 126	Mold is visible on the door.
Room 118	Desks, tables, chairs, all furnishings and the doors exhibit visible mold.
Library Office	Mold is visible on the wood doors.
A/V Room Library	Heavy dust visible on the ceiling tiles surrounding the ceiling vent.
Student Services	Mold is visible on the doors and unit ventilators.
Throughout Office Areas	Unit ventilators exhibit visible mold spotting on the grills.
Nurse	Mold visible on the wood shelf in exam room to the right
Cafeteria and Room with Stage	Heavy mold is visible on the underside of tables and on the chairs.

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 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
		LEEDS AVENUE SCHOOL		
1	NC	Throughout School	Ceiling CUSTODIAL CLEAN	<ul style="list-style-type: none"> Remove and replace all water damaged ceiling tiles
2	NC	Leeds Avenue School Rooms: Room 118	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
3	C	Leeds Avenue School Rooms: Cafeteria & Stage Room	Contents (Partial Clean-Tables/Chairs, All Furniture) CONTRACTOR CLEAN	Hard Contents/Surfaces (chairs and tables, underside of tables): <ul style="list-style-type: none"> HEPA vacuum Wet wash HEPA vacuum
4	NC	Leeds Avenue Rooms: Storage Room Basement, Library Office, Student Services Suite, Rm. 126, Nurse	Contents: (Partial Clean-Doors & Door Frames) CUSTODIAL CLEAN	Hard Contents/Surfaces (All Doors and Door Frames): <ul style="list-style-type: none"> HEPA vacuum Wet wash HEPA vacuum

	C/NC	Location	Area/Dimensions	Work to be Performed
5	C	Leeds Avenue Rooms: Nurse Room to Right	Contents: (Partial Clean-Wood Shelves) CUSTODIAL CLEAN	Hard Contents/Surfaces (All Wood Shelves): <ul style="list-style-type: none"> • HEPA vacuum • Wet wash • HEPA vacuum
6	NC	Leeds Avenue Rooms: Throughout Office areas (Old univents)	Univents CUSTODIAL CLEAN	<ul style="list-style-type: none"> • Remove and discard filters • Clean and sanitize vents • Conduct cleaning of all interior and exterior components of HVAC units using a biocide particularly vents • HEPA vacuum interior and exterior components of HVAC system
7	NC	Leeds Avenue Rooms: A/V Room in Library	Ceiling CUSTODIAL CLEAN	<ul style="list-style-type: none"> • Remove and replace ceiling tiles surrounding ceiling vent
8	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