Coastal
Environmental Compliance, LLC

PLEASANTVILLE PUBLIC SCHOOL DISTRICT
PLEASANTVILLE, NEW JERSEY
LEEDS AVENUE – CAFETERIA AND OFFICES
INDOOR AIR QUALITY INVESTIGATION
FINAL REPORT

Prepared for:

Pleasantville School District
Pleasantville, New Jersey

Prepared by:

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October 6, 2023

PLEASANTVILLE SCHOOL DISTRICT
PLEASANTVILLE, NEW JERSEY
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Prepared By:

Cathy Ledden

Cathy Ledden
Sr. Environmental Compliance, LLC

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1.0 BACKGROUND

Coastal Environmental Compliance, LLC (Coastal Environmental) was contacted by the Pleasantville Public School District, to conduct an investigation and testing at Leeds Avenue Elementary School, Pleasantville, New Jersey.

This report details the investigation results and testing results for the property.

2.0 APPROACH

2.1 SAMPLING METHODOLOGY

Microbiological air sampling was conducted in several locations within the cafeteria and surrounding areas, and one outdoor location using a low flow pump and air-o-cell cassettes (spore traps). Samples were evaluated for total count and identification of fungi, and other particulates.

ProLab, Weston, Florida, performed the analysis according to guidelines proposed by the USEPA, and the AIHA Field Guide For The Determination Of Biological Contaminants In Environmental Samples, 1996.

3.0 FINDINGS & OBSERVATIONS

3.1 VISUAL INSPECTION

A visual inspection of the cafeteria and surrounding areas was conducted on September 20, 2023. The concerns and visual observations are as follows:

Cafeteria – All Back Offices (Excluding Boiler Room):

- Visible water damage is present within the fiberglass piping insulation above the ceiling.
- Some ceiling tiles are water damaged.
- Pipes are sweating due to issues with the chiller.

Cafeteria:

- No visible concerns.

3.2 SAMPLE RESULTS

3.2.1 MICROBIOLOGICAL TESTING

Microbiological testing was conducted in the property on September 20, 2023. Sample results are as follows (see attached laboratory results):

Type of Sample	Location	Fungi Count (Spores/m3)	Type of Fungi
Air-o-cell	Ambient	190	Cladosporium
		160	Other Ascospores
		27	Other Basidiospores
		80	Penicillium/Aspergillus
	Total Mold Count	**457**	
Air-o-cell	Cafeteria	53	Cladosporium
		53	Penicillium/Aspergillus
	Total Mold Count	**106**	
Air-o-cell	Cafeteria Community Room	27	Cladosporium
		27	Other Ascospores
	Total Mold Count	**54**	
Air-o-cell	Cafeteria Game Room	110	Cladosporium
		27	Curvularia
		27	Other Ascospores
		190	Penicillium/Aspergillus
		27	Smuts, myxomycetes
	Total Mold Count	**381**	

Air samples indicate the following:

- Air sampling within the areas tested above indicates acceptable levels of airborne fungi, as compared to the ambient air.
- However, due to the visual inspection, further action is needed.

4.0 RECOMMENDATIONS

Based upon the testing results and visual observations, Coastal Environmental Compliance, LLC recommends the following:

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 Public 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 Leeds Avenue Elementary School, Pleasantville, New Jersey.

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:

e 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
1	**C**	All Back Office Areas of the Cafeteria (excluding boiler room)	Fiberglass Pipe Insulation **Approximately 280 LF**	▪ Wet remove and dispose of all affected insulation. ▪ HEPA vacuum ▪ Wet wash ▪ HEPA vacuum
2	**C**	All Back Office Areas of the Cafeteria (excluding boiler room)	Affected Ceiling Tiles	▪ Remove and bag affected ceiling tiles in place.
3	**C**	Throughout Work Areas	Air Scrubbing	▪ Conduct air scrubbing throughout work areas during and for 24 hours after remediation

APPENDIX A

Laboratory Results

PRO-LAB®
1675 North Commerce Parkway, Weston, FL 33326 (954) 384-4446

COASTAL ENVIRONMENTAL COMPLIANCE, LLC
PO BOX 167
HAMMONTON, NJ 08330

Certificate of Mold Analysis

Prepared for:	COASTAL ENVIRONMENTAL COMPLIANCE, LLC
Phone Number:	(609) 685-9984
Fax Number:	
Project Name:	LEEDS AVE SCHOOL (CAFE)
Test Location:	100 W LEEDS AVE PLEASANTVILLE, NJ
Report Number:	1672030
Received Date:	September 22, 2023
Report Date:	September 22, 2023

Diana Sauri, Laboratory Director or other approved signatory

Currently there are no Federal regulations for evaluating potential health effects of fungal contamination and remediation. This information is subject to change as more information regarding fungal contaminants becomes available. For more information visit http://www.epa.gov/mold or www.nyc.gov/html/doh/html/epi/mold.shtml. This document was designed to follow currently known industry guidelines for the interpretation of microbial sampling, analysis, and remediation. Since interpretation of mold analysis reports is a scientific work in progress, it may as such be changed at any time without notice. The client is solely responsible for the use or interpretation. PRO-LAB/SSPTM Inc. makes no express or implied warranties as to health of a property from only the samples sent to their laboratory for analysis. The Client is hereby notified that due to the subjective nature of fungal analysis and the mold growth process, laboratory samples can and do change over time relative to the originally sampled material. PRO-LAB/SSPTM Inc. reserves the right to properly dispose of all samples after the testing of such samples are sufficiently completed or after a 7 day period, whichever is greater.

For more information please contact PRO-LAB at (954) 384-4446 or email info@prolabinc.com

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1675 North Commerce Parkway, Weston, FL 33326 (954) 384-4446

Prepared for : COASTAL ENVIRONMENTAL COMPLIANCE, LLC

Test Address : LEEDS AVE SCHOOL (CAFE)
100 W LEEDS AVE
PLEASANTVILLE, NJ

ANALYSIS METHOD	6110 Air Direct Examination	6110 Air Direct Examination	6110 Air Direct Examination	6110 Air Direct Examination
LOCATION	AMBIENT	CAFETERIA	COMMUNITY RM IN CAFE	GAME RM IN CAFE
COC / LINE #	1672030 - 1	1672030 - 2	1672030 - 3	1672030 - 4
SAMPLE TYPE	PRO-15	PRO-15	PRO-15	PRO-15
VOLUME	150.00L	150.00L	150.00L	150.00L
SERIAL NUMBER	Q2327614	Q2327613	Q2319283	Q2323446
COLLECTION DATE	**Sep 20, 2023**	**Sep 20, 2023**	**Sep 20, 2023**	**Sep 20, 2023**
ANALYSIS DATE	**Sep 22, 2023**	**Sep 22, 2023**	**Sep 22, 2023**	**Sep 22, 2023**
CONCLUSION	**CONTROL**	**NOT ELEVATED**	**NOT ELEVATED**	**NOT ELEVATED**

IDENTIFICATION	Raw Count	Spores per m^3	Percent of Total	Raw Count	Spores per m^3	Percent of Total	Raw Count	Spores per m^3	Percent of Total	Raw Count	Spores per m^3	Percent of Total
Cladosporium	28	190	42	8	53	50	4	27	50	16	110	29
Curvularia										4	27	7
Other Ascospores	24	160	35				4	27	50	4	27	7
Other Basidiospores	4	27	6									
Penicillium/Aspergillus	12	80	18	8	53	50				28	190	50
Smuts, myxomycetes										4	27	7
TOTAL SPORES	68	457	100	16	106	100	8	54	100	56	381	100
MINIMUM DETECTION LIMIT*	4	27		4	27		4	27		4	27	
BACKGROUND DEBRIS	Light			Light			Light			Light		
Cellulose Fiber							4	27		4	27	
OBSERVATIONS & COMMENTS												

Background debris qualitatively estimates the amount of particles that are not pollen or spores and directly affects the accuracy of the spore counts. The categories of Light, Moderate, Heavy and Too Heavy for Accurate Count, are used to indicate the amount of deposited debris. Light (None to up to 25% obstruction); Medium (26% to up to 75% obstruction); Heavy (76% to up to 90% obstruction); Too Heavy (Greater than 90% obstruction). Increasing amounts of debris will obscure small spores and can prevent spores from impacting onto the slide. The actual number of spores present in the sample is likely higher than reported if the debris estimate is 'Heavy' or 'Too Heavy for Accurate Count'. All calculations are rounded to two significant figures and therefore, the total percentage of spore numbers may not equal 100%. The effect of the results relate only to the items tested. The methods used in this analysis have been validated and is fit for the intended use. R "version" indicated after the lab ID# indicates a sample with amended data. PRO-LAB/SSPTM Inc. does not perform any sample collection. The information is supplied by the customer and can affect the validity of results. The results apply to the sample as received.

*** Minimum Detection Limit**. Based on the volume of air sampled, this is the lowest number of spores that can be detected and is an estimate of the lowest concentration of spores that can be read in the sample.
NA = Not Applicable.

Spores that were observed from the samples submitted are listed on this report. If a spore is not listed on this report it was not observed in the samples submitted.

Interpretation Guidelines: A determination is added to the report to help users interpret the mold analysis results. A mold report is only one aspect of an indoor air quality investigation. The most important aspect of mold growth in a living space is the availability of water. Without a source of water, mold generally will not become a problem in buildings. These determinations are in no way meant to imply any health outcomes or financial decisions based solely on this report. For questions relating to medical conditions you should consult an occupational or environmental health physician or professional.
CONTROL is a baseline sample showing what the spore count and diversity is at the time of sampling. The control sample(s) is usually collected outside of the structure being tested and used to determine if this sample(s) is similar in diversity and abundance to the inside sample(s).
ELEVATED means that the amount and/or diversity of spores, as compared to the control sample(s), and other samples in our database, are higher than expected. This can indicate that fungi have grown because of a water leak or water intrusion. Fungi that are considered to be indicators of water damage include, but are not limited to: *Chaetomium*, *Fusarium*, *Memnoniella*, *Stachybotrys*, *Scopulariopsis*, *Ulocladium*.
NOT ELEVATED means that the amount and/or the diversity of spores, as compared to the control sample and other samples in our database, are lower than expected and may indicate no problematic fungal growth.
UNUSUAL means that the presence of current or former growth was observed in the analyzed sample. An abundance of spores are present, and/or growth structures including hyphae and/or fruiting bodies are present and associated with one or more of the types of mold/fungi identified in the analyzed sample.
NORMAL means that no presence of current or former growth was observed in the analyzed sample. If spores are recorded they are normally what is in the air and have settled on the surface(s) tested.

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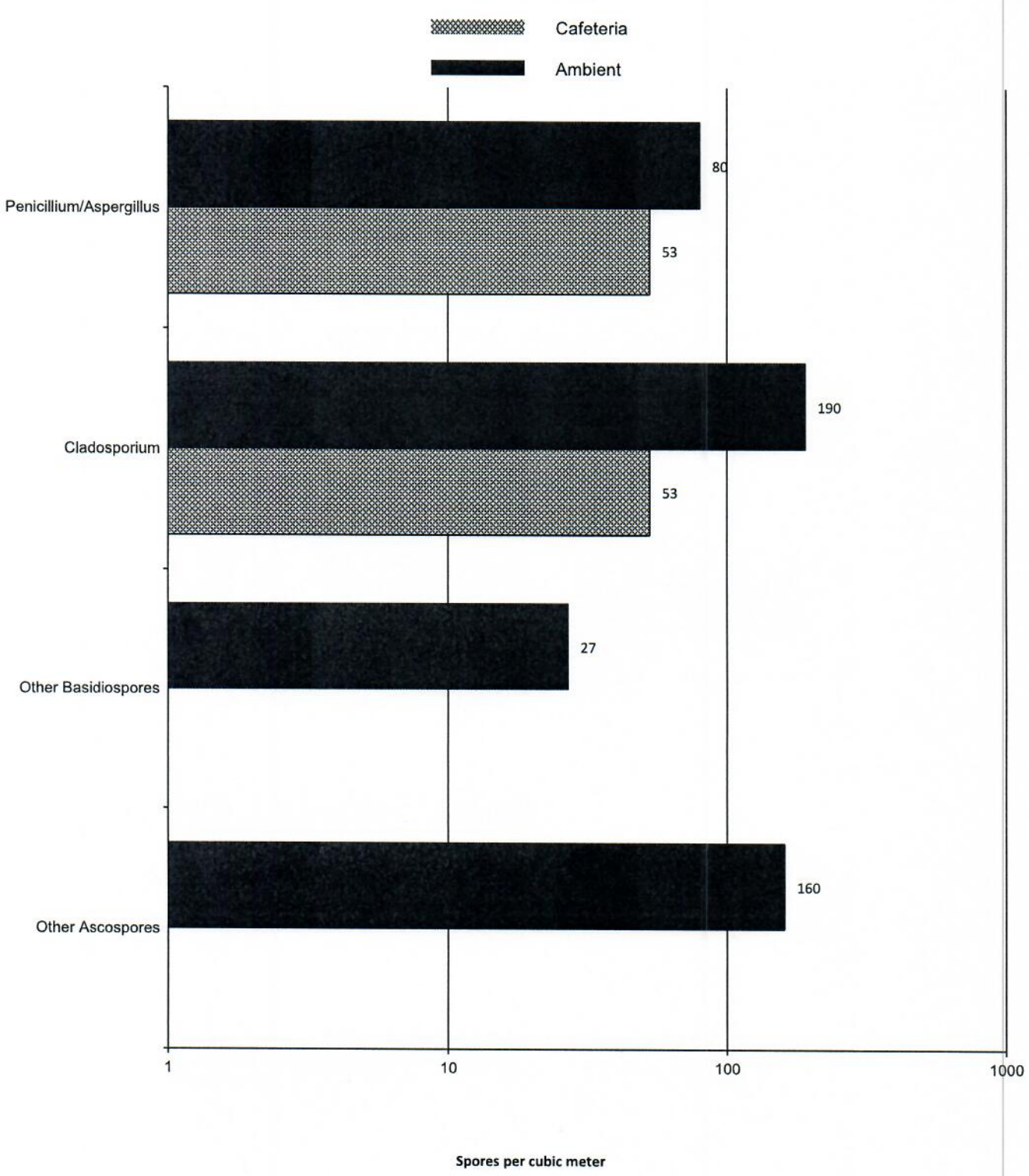
Chain of Custody # 1672030



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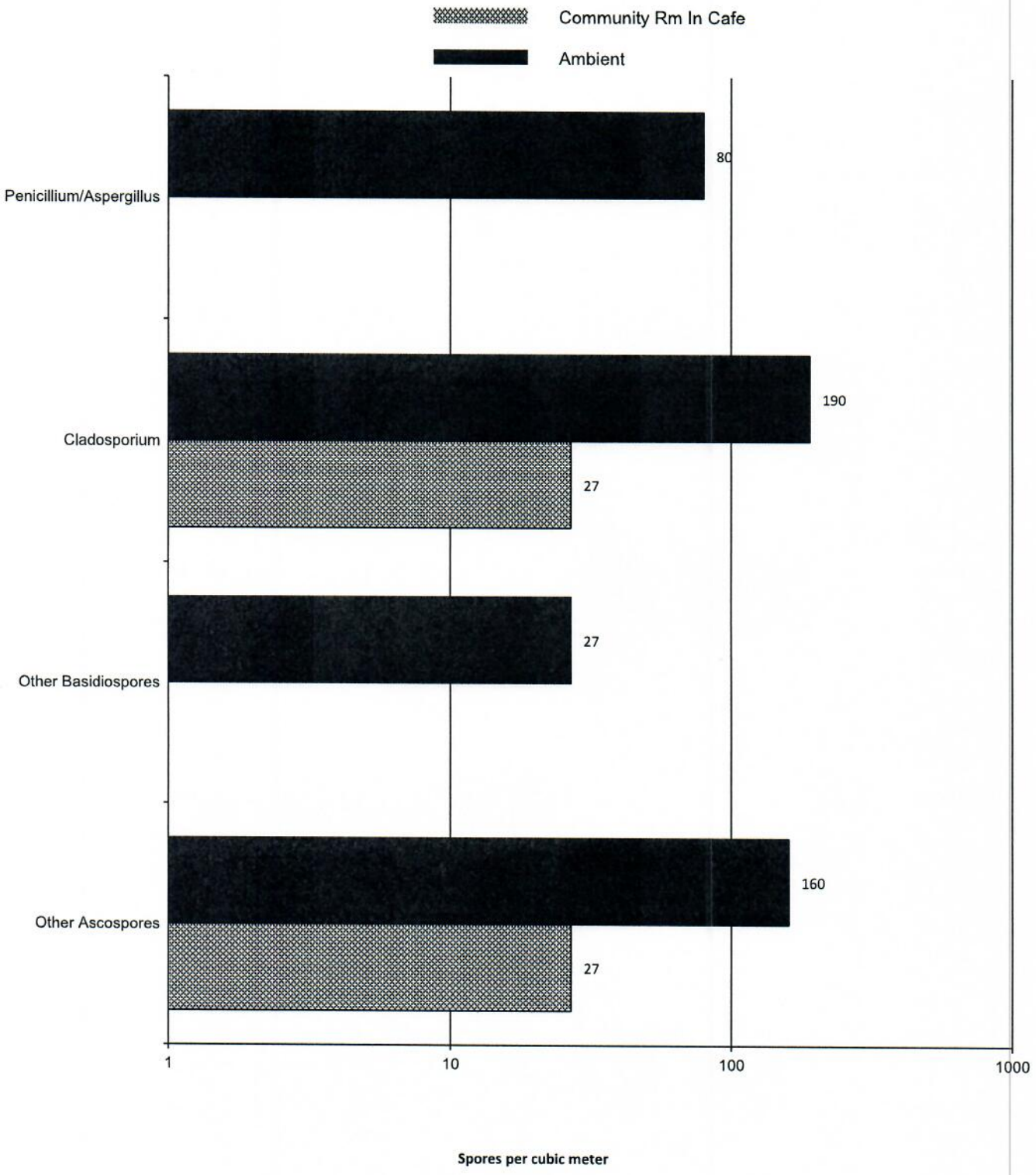

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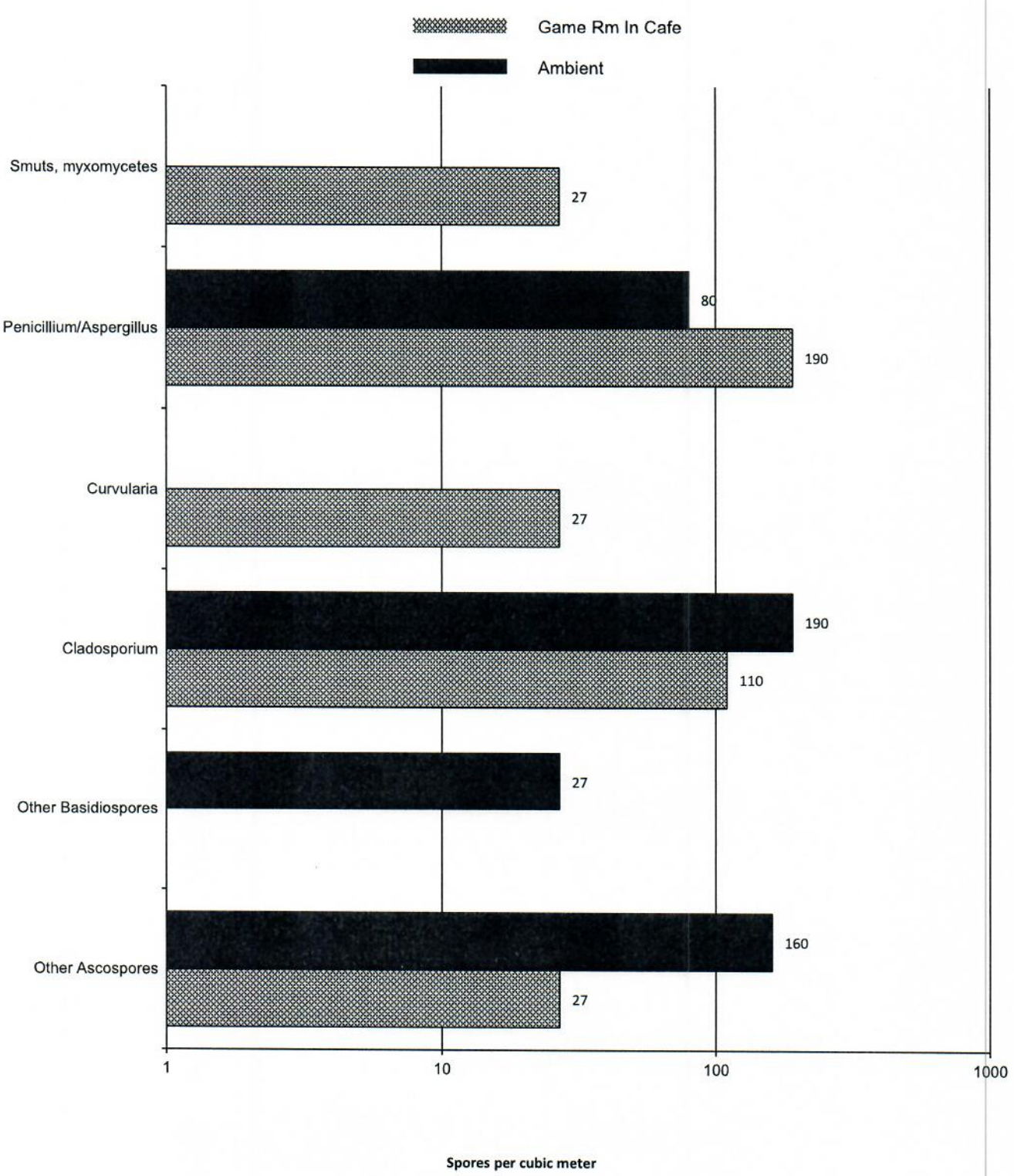

Identification	Outdoor Habitat	Indoor Habitat	Possible Allergic Potential Not an opinion or interpretation	Comments
Cladosporium	The most common spore type reported in the air worldwide. Found on dead and dying plant litter, and soil.	Commonly found on wood and wallboard. Commonly grows on window sills, textiles and foods.	Type I (hay fever and asthma), Type III (hypersensitivity pneumonitis) allergies.	A very common and important allergen source both outdoors and indoors.
Curvularia	Commonly found everywhere on soil and plant debris.	Capable of growing on many cellulytic substrates like wallboard and wood.	Type I (hay fever and asthma) and common cause of allergenic sinusitis.	
Ascospores	Common everywhere. Constitutes a large part of the airspora outside. Can reach very high numbers in the air outside during the spring and summer. Can increase in numbers during and after rainfalls.	Very few of this group grow inside. The notable exception is Chaetomium, Ascotricha and Peziza.	Little known for most of this group of fungi. Dependent on the type (see Chaetomium and Ascotricha).	
Basidiospores	Commonly found everywhere, especially in the late summer and fall. These spores are from Mushrooms.	Mushrooms are not normally found growing indoors, but can grow on wet lumber, especially in crawlspaces. Sometimes mushrooms can be seen growing in flower pots indoors.	Some allergenicity reported. Type I (hay fever, asthma) and Type III (hypersensitivity pneumonitis).	Among the group of Mushrooms (Basidiomycetes) are dry rot fungi Serpula and Poria that are particularly destructive to buildings.
Penicillium/Aspergillus	Common everywhere. Normally found in the air in small amounts in outdoor air. Grows on nearly everything.	Wetted wallboard, wood, food, leather, etc. Able to grow on many substrates indoors.	Type I (hay fever and asthma) allergies and Type III (hypersensitivity pneumonitis) allergies.	This is a combination group of Penicillium and Aspergillus and is used when only the spores are seen. The spores are so similar that they cannot be reliably separated into their respective genera.
Smuts, myxomycetes	Commonly found everywhere, espcially on logs, grasses and weeds.	Smuts don`t normally grow indoors, but can occasionally be found on things brought from outside and stored in the house. Myxomycetes can occasionally grow indoors, but need lots of water to be established.	Type I (hay fever and asthma) allergies.	Smuts and myxomycetes are a combined group of organisms because their spores look so similar and cannot be reliably distinquished from each other.