



April 22, 2021

Joe Crelier, Director–Risk Management
Portland Public Schools
501 N Dixon Street
Portland, Oregon

Via email: jcrelier@pps.net

Regarding: COVID Response Indoor Air Quality Testing Report
Alameda Elementary School
2732 NE Fremont Street
Portland, Oregon
PBS Project 25000.138

Dear Mr. Crelier:

On April 16, 2021, PBS Engineering and Environmental Inc. (PBS) performed indoor air quality testing in Alameda Elementary School located at the address above. These services were provided to Portland Public Schools (District) to measure air quality parameters before schools and district-owned buildings are opened again for reoccupancy.

As part of these indoor air quality testing services, PBS measured carbon monoxide (CO), carbon dioxide (CO₂), temperature in degrees Fahrenheit (°F), relative humidity (%RH), and airborne particulate (PM2.5 and PM10). Additionally, PBS reviewed and inventoried accessible components of the test rooms' heating, ventilation, and air conditioning (HVAC) systems

Based on PBS' findings, eight rooms tested above the recommended range for indoor temperatures. PBS observed rooms with open windows throughout the school which likely led to the increased temperature readings. Additionally, 12 rooms in the investigation tested above the recommended ambient airborne particulate concentrations; however, when compared to the ambient outdoor concentrations these results do not present an actionable condition. The results of the testing and assessment indicates that indoor air quality in the building is good and that the building is acceptable for occupancy.

While PBS observed no measurable indoor air quality concerns in any of the rooms that were tested, PBS did not test every occupiable room in each building. This investigation has been performed in concert with a concerted effort on the part of the District to perform regular inspections and repair of all HVAC mechanical systems throughout the District. Additionally, it is the District's policy that rooms without adequate ventilation will not be utilized moving forward.

VENTILATION PARAMETERS AND AIRBORNE PARTICULATE MONITORING

PBS took spot measurements of ventilation parameters in approximately 20% of the classrooms, offices, and common areas in the building (or each building). The readings were compared to recommendations in the American Society of Heating, Refrigerating and Air-Conditioning Engineers (ASHRAE) Standard 62.1-2016, Ventilation for Acceptable Indoor Air Quality.

PBS used a TSI VelociCalc 9565 ventilation meter to measure temperature, %RH, CO, and CO₂. A TSI Aerotrak 9306-V2 optical particle counter was used to measure airborne particulate. The table below summarizes the results of the testing. Readings above or below the ASHRAE recommendations are shown in bold.

IAQ Testing Results

Room	CO	CO ₂	Temp. (°F)	%RH	PM2.5	PM10	HVAC
Outdoor Air (Pre)	0.7	460	73.6	29.5	0.115	0.057	N/A
Main Office	0.4	505	76.6	29.8	0.051	0.022	Supply and Return, Operable Windows, Radiant Heat, Air Purifier
Library	0.0	474	72.2	32.4	0.054	0.021	Supply and Return, Operable Windows, Unit Ventilator, Air Purifier
Cafetorium	0.0	459	75.1	29.4	0.047	0.011	Supply and Return, Operable Windows, Air Purifier
Kitchen	0.0	482	76.4	28.3	0.049	0.018	Operable Windows, Range Hoods
Staff Lounge	0.1	560	76.3	28.9	0.033	0.018	Supply and Return, Air Purifier
Resource Center (132)	0.1	500	76.8	29.8	0.049	0.023	Supply and Return, Operable Windows, Unit Ventilator, Air Purifier
Classroom 138	0.0	515	78.8	28.4	0.015	0.004	Supply and Return, Operable Windows, Unit Ventilator
Gymnasium	0.0	492	77.2	27.6	0.023	0.008	Supply and Return, Operable Windows
Classroom 139	0.0	461	75.8	25.5	0.042	0.018	Return Air, Operable Windows, Unit Ventilator, Air Purifier
Classroom 143	0.0	491	74.4	28.3	0.002	0.002	Return Air, Operable Windows, Unit Ventilator
Classroom B43	0.0	479	74.3	27.5	0.021	0.008	Supply Air, Operable Windows, Unit Ventilator, Air Purifier
Workroom 119	0.0	494	75.9	28.2	0.027	0.011	Radiant Heat

Room	CO	CO ₂	Temp. (°F)	%RH	PM2.5	PM10	HVAC
Classroom 115	0.0	462	75.8	23.8	0.057	0.026	Supply Air, Operable Windows, Unit Ventilator, Air Purifier
Classroom 108	0.0	448	74.5	22.8	0.054	0.026	Supply Air, Operable Windows, Unit Ventilator, Air Purifier
Classroom 100	0.0	459	74.7	23.7	0.043	0.017	Supply and Return, Operable Windows, Radiant Heat, Air Purifier
Classroom 103	0.0	451	74.0	22.3	0.046	0.020	Supply and Return, Operable Windows, Radiant Heat, Air Purifier
Classroom 201	0.0	452	75.1	19.0	0.058	0.031	Supply and Return, Operable Windows, Radiant Heat, Air Purifier
Classroom 202	0.0	452	75.9	20.1	0.039	0.018	Supply and Return, Operable Windows, Radiant Heat, Air Purifier
Outdoor Air (Post/Pre)	0.0	437	77.3	17.6	0.034	0.012	N/A
Portable 1	0.1	458	78.1	20.0	0.012	0.005	Supply and Return, Operable Windows, Unit Ventilator
Portable 2	0.0	455	79.0	22.5	0.016	0.005	Supply and Return, Operable Windows, Unit Ventilator, Air Purifier
Outdoor Air (Post)	0.2	445	76.9	18.1	0.050	0.021	N/A

CO and CO₂ are presented in parts per million (ppm)

°F: degrees Fahrenheit

%RH: relative humidity

PM: particulate matter

HVAC: visible heating, ventilation, and air conditioning components

CARBON MONOXIDE

CO is produced from the incomplete combustion of carbon-containing fuels, including gasoline, heating oil, and natural gas. CO encountered in a classroom or office environment would likely be the result of proximity to motor

vehicles or a malfunctioning heating system exhaust. While ASHRAE recommends that CO levels indoors should not exceed 9 parts per million (ppm), any sustained measurable amount of CO should be investigated.

CARBON DIOXIDE

CO₂ is a normal constituent of exhaled breath and indoor concentrations depend on the number of occupants, duration of occupancy, and air exchanges in a given space. ASHRAE recommends maintaining indoor CO₂ concentrations at less than approximately 1,200 ppm. Given that the building had only limited occupancy during the testing, the reported concentrations are not reflective of conditions during full occupancy.

TEMPERATURE

ASHRAE recommends maintaining indoor temperatures between 68 and 76°F.

RELATIVE HUMIDITY

ASHRAE recommends maintaining relative humidity indoors below 60%. Relative humidity indoors is difficult to regulate and is largely reflective of outdoor conditions.

AIRBORNE PARTICULATE

PM2.5

Airborne particulate matter was measured to assess the effectiveness of the buildings ventilation filtration system. ASHRAE recommends that ambient airborne particulate matter concentrations, measured as PM2.5, should meet National Ambient Air Quality Standards (NAAQS) which for PM2.5 is 0.035 milligrams per cubic meter of air (mg/m³) as measured and averaged over a period of 24 hours.

PM10

Airborne particulate matter was measured to assess the effectiveness of the buildings ventilation filtration system. ASHRAE recommends that airborne particulate matter concentrations, measured as PM10, should meet NAAQS which for PM10 is 0.150 mg/m³ as measured and averaged over a period of 24 hours.

HVAC

The classrooms have a mix of radiant heat and unit ventilators. The west wing has radiant heat with a fan unit for makeup air. The auditorium, gymnasium, and cafeteria are served by separate fan units. The portables have radiant heat.

RECOMMENDATIONS

PBS observed one room that had neither operable windows nor an obvious mechanical or gravity ventilation system. This room was being utilized as a storage room at the time of the investigation. If this room does not have adequate ventilation (active or passive), PBS recommends that it not be used for staff or student activities. This room includes the following:

- Workroom 119

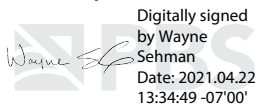
LIMITATIONS OF SCOPE

This study was limited to the tests and locations as indicated above. The site as a whole may have other environmental concerns that will not be characterized by this study. The findings and conclusions of this work are not scientific certainties but probabilities based on professional judgment concerning the significance of the data

gathered during the course of this investigation. PBS is not able to represent conditions on the site or adjoining sites beyond those detected or observed by PBS.

PBS respectfully submits these results of our indoor air quality investigation. Please feel free to contact me at 503.313.9061 or wayne.sehman@pbsusa.com with any questions or comments.

Sincerely,

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by Wayne
Sehman
Date: 2021.04.22
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Wayne Sehman
Project Manager

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