



April 6, 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
Kelly Elementary School
9030 SE Cooper Street
Portland, Oregon
PBS Project 25000.138

Dear Mr. Crelier:

On March 19, 2021, PBS Engineering and Environmental Inc. (PBS) performed indoor air quality testing in Kelly 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, there is no indication that a significant or measurable indoor air quality concern exists in the building. 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)	1.3	462	62.8	25.0	0.038	0.014	N/A
Office 141	0.0	482	69.9	25.5	0.012	0.003	Supply and Return, Operative Windows, Radiant Heat, Air Purifier
Office 141B	0.0	500	70.9	26.2	0.031	0.015	Supply Air, Operative Windows, Radiant Heat
Office 141D	0.0	496	71.2	25.0	0.004	0.001	Supply Air, Operative Windows, Radiant Heat
Classroom 104	0.0	522	70.2	24.2	0.005	0.003	Supply and Return, Operative Windows, Radiant Heat, Air Purifier
Classroom 102	0.0	510	70.0	24.2	0.005	0.001	Supply and Return, Operative Windows, Radiant Heat, Air Purifier
Classroom 100	0.0	527	70.2	24.4	0.002	0.000	Supply and Return, Operative Windows, Radiant Heat, Air Purifier
Classroom 107	0.0	521	71.2	24.7	0.009	0.005	Supply and Return, Operative Windows, Radiant Heat, Air Purifier
Cafeteria	0.0	492	70.4	23.0	0.002	0.000	Supply Air
Kitchen	0.4	537	70.7	25.6	0.002	0.000	Supply and Return, Operative Windows, Range Hood
Classroom 113	0.6	528	71.4	25.9	0.002	0.001	Supply and Return, Operative Windows, Radiant Heat, Air Purifier
Classroom 116	0.7	531	71.5	25.6	0.004	0.004	Supply and Return, Operative Windows, Radiant Heat, Air Purifier

Room	CO	CO ₂	Temp. (°F)	%RH	PM2.5	PM10	HVAC
Classroom 120	0.5	514	71.9	25.8	0.004	0.002	Supply and Return, Operative Windows, Radiant Heat, Air Purifier
Library	0.7	519	71.7	26.20.011	0.005		Supply and Return, Operative Windows, Radiant Heat, Air Purifier
Gymnasium	1.0	475	69.9	22.1	0.000	0.000	Supply and Return
Classroom 126	0.7	571	71.4	28.3	0.002	0.000	Supply and Return, Operative Windows, Unit Ventilator, Air Purifier
Classroom 125	0.6	544	71.0	25.3	0.007	0.004	Supply and Return, Operative Windows, Unit Ventilator, Air Purifier
Classroom 123	0.5	530	71.1	25.2	0.002	0.000	Supply and Return, Operative Windows, Unit Ventilator, Air Purifier
Outdoor Air (Post/Pre)	1.6	471	63.1	26.0	0.044	0.018	N/A
Annex Room 1	0.0	505	71.4	28.2	0.008	0.004	Supply and Return, Operative Windows, Air Purifier
Annex Classroom 2	0.2	496	72.6	27.5	0.005	0.002	Supply and Return, Operative Windows, Air Purifier
Annex Classroom 6	0.4	487	71.3	27.1	0.004	0.002	Supply and Return, Operative Windows, Air Purifier
Annex Classroom 10	0.7	501	71.9	29.2	0.007	0.002	Supply and Return, Operative Windows, Air Purifier
Annex Office 12	0.0	511	72.0	28.6	0.014	0.006	Supply and Return, Operative Windows
Annex Office 14	0.1	503	73.1	28.4	0.005	0.002	Supply and Return, Operative Windows, Air Purifier

Room	CO	CO ₂	Temp. (°F)	%RH	PM2.5	PM10	HVAC
Annex Classroom 24	0.1	490	72.6	28.6	0.008	0.002	Supply and Return, Operative Windows, Air Purifier
Annex Classroom 28	0.0	475	71.8	27.7	0.012	0.006	Supply and Return, Operative Windows, Air Purifier
Annex Classroom 29	0.2	502	70.9	27.2	0.005	0.002	Supply and Return, Operative Windows, Air Purifier
Outdoor Air (Post)	1.1	468	62.1	24.7	0.040	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 which 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 which is 0.150 mg/m^3 as measured and averaged over a period of 24 hours.

HVAC

The main building has two fan units that serve a portion of the classrooms and the gymnasium. The addition has unit ventilators in classrooms. The annex building has roof top units.

RECOMMENDATIONS

PBS did not observe any rooms that had neither operable windows nor an obvious mechanical or gravity ventilation system. PBS has no recommendations concerning ambient air quality at this time.

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,

 Digitally signed by
Wayne Sehman
Date: 2021.04.06
16:19:58 -07'00'

Wayne Sehman
Project Manager

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