



May 27, 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
Sellwood Middle School
8300 SE 15th Avenue
Portland, Oregon
PBS Project 25000.138

Dear Mr. Crelier:

On May 3, 2021, PBS Engineering and Environmental Inc. (PBS) performed indoor air quality testing in Sellwood Middle 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, four 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 (Pre)	0.4	483	69.9	39.1	0.028	0.011	N/A
Classroom 105	0.0	470	71.2	41.4	0.009	0.003	Supply & Return, Operable Windows, Radiator Unit
Classroom 115	0.0	546	72.6	41.5	0.072	0.042	Supply & Return, Operable Windows, Radiator Unit, Air Purifier
Classroom 123	0.0	496	73.4	39.4	0.020	0.008	Supply & Return, Operable Windows, Radiator Unit, Air Purifier
Cafeteria	0.0	548	73.8	39.1	0.037	0.017	Supply & Return, Radiator Unit, Air Purifier
Small Gymnasium	0.0	586	76.5	35.6	0.041	0.017	Supply & Return, Radiator Unit, Air Purifier
Kitchen	0.0	541	76.3	37.7	0.027	0.011	Supply & Return, Operable Windows, Hood
Staff Room 127	0.0	538	78.1	37.0	0.009	0.005	Supply & Return, Operable Windows, Unit Ventilator
Art Room 135	0.4	505	75.3	34.8	0.017	0.008	Supply & Return, Operable Windows, Air Purifier
Music Room 145	0.0	539	71.5	36.6	0.019	0.010	Supply & Return, Air Purifier
Gymnasium	0.0	500	71.2	39.5	0.025	0.013	Supply & Return, Air Purifier
Girls Locker Room	0.0	500	71.1	38.1	0.008	0.004	Supply & Return
Boys Locker Room	0.0	513	70.2	39.4	0.008	0.005	Supply & Return

Room	CO	CO ₂	Temp. (°F)	%RH	PM2.5	PM10	HVAC
Media Center	0.0	472	71.7	40.2	0.017	0.006	Supply & Return, Operable Windows, Radiator Unit, Air Purifier
Classroom 225	0.0	637	71.9	40.5	0.029	0.014	Supply & Return, Operable Windows, Unit Ventilator, Air Purifier
Classroom 219 Symptom Space	0.0	486	72.8	38.3	0.020	0.008	Supply & Return, Operable Windows, Radiator Unit, Air Purifier
Principal's Office Room 209	0.0	498	72.9	38.8	0.033	0.018	Operable Windows, Radiator Unit, Air Purifier
Work Room 205	0.0	530	73.7	39.1	0.069	0.031	Supply & Return, Operable Windows
Classroom 202	0.0	471	73.1	38.0	0.010	0.005	Supply & Return
Classroom 315	0.0	474	73.8	37.0	0.003	0.001	Supply & Return, Operable Windows, Unit Ventilator, Air Purifier
Room 314	0.0	489	74.8	37.7	0.020	0.008	Supply & Return, Radiator Unit
Classroom 317	0.0	478	73.9	36.6	0.022	0.009	Supply & Return, Operable Windows, Unit Ventilator, Air Purifier
Classroom 327	0.0	550	73.4	38.9	0.031	0.009	Supply & Return, Operable Windows, Unit Ventilator, Air Purifier
Outdoor (Post)	0.4	467	67.1	44.4	0.045	0.019	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 gymnasium, music building, locker rooms, and band room are all served by their own heated hot water and fan units. The main building classrooms and auditorium are served by steam heat and a large fan unit. The media center and media lab are served by a main fan unit and AC unit.

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: 2021.05.27
12:02:16 -07'00'

Wayne Sehman
Project Manager

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