

**Report
For
Indoor Air Quality Testing
At The
Mindess School
Ashland, MA**

Study Date:
February 11, 2025

Project# 225 107.00

STUDY CONDUCTED BY:

UNIVERSAL ENVIRONMENTAL CONSULTANTS
12 Brewster Road
Framingham, Massachusetts

February 11, 2025

Mr. Jonathan Murray
Ashland Public Schools
87 West Union Street
Ashland, MA 01720

Reference: **Indoor Air Quality Testing**
Mindess School, Ashland, MA

Dear Mr. Murray:

Thank you for the opportunity for Universal Environmental Consultants (UEC) to provide professional services.

Enclosed please find the report for Indoor Air Quality testing at the Mindess School, Ashland, MA conducted on Tuesday, February 11, 2025.

Please do not hesitate to call should you have any questions.

Very truly yours,

Universal Environmental Consultants



Ammar M. Dieb
President

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Enclosure

Scope:

UEC was contracted to perform an Indoor Air Quality testing at the Mindess School, Ashland, MA. Testing was performed on Tuesday, February 11, 2025.

Methodology:

Testing for Total Volatile Organic Compounds (**TVOCs**) was performed using Q-Trak XP monitor manufactured by TSI Incorporated. This is a state-of-the-art instrument capable of detecting **TVOCs** in the ppb (parts per billion) and $\mu\text{g}/\text{m}^3$ (micrograms per cubic meter) ranges. The instrument is a direct reading instrument and provides continuous results over an extended time. The unit is calibrated prior to use and serviced by an independent vendor annually.

Volatile organic compounds are a broad class of chemicals with diverse applications which are frequently emitted by new carpets, furniture, pressboards, varnishes, adhesives, and high gloss finishes. Other common products which may emit VOCs include construction materials, paints, paint strippers, other solvents, wood preservatives, aerosol sprays, cleansers, disinfectants, hand sanitizer, moth repellents, air fresheners, stored fuels, automotive products, hobby supplies, and dry-cleaned clothing. High levels of VOCs are a common Indoor Air Quality problem, especially in newly constructed, recently renovated, or currently being renovated buildings.

Carbon monoxide (**CO**), Carbon Dioxide (**CO₂**), Temperature (**°F**), and Relative Humidity (**%RH**) were measured using a Q-Trak XP monitor manufactured by TSI Incorporated. The unit is calibrated prior to use and serviced by an independent vendor annually.

Airborne particulate matter (**PM**) levels for **PM₁₀** and **PM_{2.5}** were tested using a Q-Trak XP monitor manufactured by TSI Incorporated. This is a state-of-the-art instrument capable of simultaneously detecting **PM₁₀** and **PM_{2.5}** in the microgram per cubic meter ($\mu\text{g}/\text{m}^3$) range. The instrument is a direct reading monitor and provided sampling readings at 1 second intervals over the duration of each test. The instrument was zeroed prior to testing and is serviced annually by the manufacturer or an independent vendor.

Real time **PM** Measurement is a useful comparative measure of indoor and outdoor dust levels as well as identifying indoor sources of **PM**.

Samples were collected for approximately 5 minutes at each test location. No TWA (8-hour time weighted average) or other types or methods of sampling were included in the scope of work.

Results:**TEMPERATURE, RELATIVE HUMIDITY, CARBON MONOXIDE, CARBON DIOXIDE & TOTAL VOLATILE ORGANIC COMPOUNDS by PID**

Location	W	D	#	T	RH	CO	CO ₂	TVOC µg/m ³
Outside	-	-	0	31.6	46.5	0.0	428	0.0
Room 120	C	O	2	68.7	26.4	0.0	477	0.0
Room 122	C	O	0	68.9	26.3	0.0	465	0.0
Room 134	C	O	0	69.4	25.1	0.0	538	0.0
Room 140	C	C	15	69.6	30.1	0.0	1,341	0.0
Room 235	C	C	1	70.9	26.0	0.0	472	0.0
Library	C	O	23	68.7	27.8	0.0	1,368	0.0
Main Office	C	O	3	68.9	25.2	0.0	1,052	0.0
Room 145	C	O	0	69.3	26.6	0.0	478	0.0
Room 149	C	C	4	68.9	26.4	0.0	537	0.0
Room 150	C	C	0	69.1	26.8	0.0	673	0.0
Room 151	C	C	0	69.4	25.6	0.0	621	0.0
Room 152	C	C	0	68.9	26.3	0.0	375	0.0
Room 250	C	C	0	70.7	26.1	0.0	584	0.0
Lower Common Area	C	O	3	70.5	26.4	0.0	427	0.0

PM₁₀, PM_{2.5} and PM₁

Location	PM 10 (mg/m ³)	PM 2.5 (mg/m ³)	PM1 (mg/m ³)
Room 120	0.0	0.0	0.0
Room 122	0.0	0.001	0.0
Room 134	0.0	0.0	0.001
Room 140	0.0	0.0	0.0
Room 235	0.0	0.001	0.0
Library	0.0	0.0	0.0
Main Office	0.0	0.001	0.001
Room 145	0.0	0.0	0.0
Room 149	0.0	0.0	0.0
Room 150	0.0	0.001	0.0
Room 151	0.0	0.0	0.0
Room 152	0.0	0.0	0.0
Room 250	0.0	0.0	0.0
Lower Common Area	0.0	0.001	0.0

Legend:

µg/m³ - micrograms per cubic meter, ppm - parts per million, ppb - parts per billion

CO OSHA PEL is 30 ppm, ACGIH TLV is 25 ppm.

CO₂ - OSHA PEL is 5000 ppm, Mass DOH Guideline is 800 ppm

TVOC – UEC suggested guideline of 100 ppb: Seifert “Target Guideline Value” of 0.3 mg/m³

ND - Not Detected

W/D: Windows and Doors (Open/Closed)

#: Number of Occupants

Observations and Interpretation of Results:

Temperature and Relative Humidity (T & RH)

The outside **T** and **RH** were approximately 31.6°F and 46.5%. Massachusetts Department of Public Health (MDPH) recommends that indoor **T** be maintained in a range of 70 - 78 °F and 40 to 60 % for indoor **RH** to provide for the comfort of building occupants.

Interior **T** and **RH** were 68.7°F – 70.9°F and 25.1% – 30.1% during the test period. Interior **T** tests were mostly below the MDPH recommended **T** range of 70-78 °F. Interior **RH** tests were also below the MDPH recommended **RH** range of 40 to 60 %.

TVOCs

No **TVOC** was detected during testing.

Carbon Monoxide

No **CO** was detected during testing.

Carbon Dioxide

CO₂ levels were within the acceptable range. Select locations were higher than the MDPH guideline of 800 ppm. With the extreme cold temperature outside the automated HVAC system reduced the fresh air exchange to maintain interior temperatures. For comparative purposes, fresh outdoor air has approximately 400 ppm of **CO₂**. All areas were well below the OSHA/NIOSH limit of 5000 ppm, and most below the MDPH guideline of 800 ppm for publicly occupied buildings. MDPH recommends an optimal level of below 600 ppm. Exposure to high levels of **CO₂** for prolonged periods could cause building occupants to become lethargic and generally uncomfortable. **CO₂** levels will rise over the course of the day especially in those areas which have a high occupancy. **CO₂ at these levels is a comfort as opposed to a health issue.**

Airborne Particulate Matter (Dust):

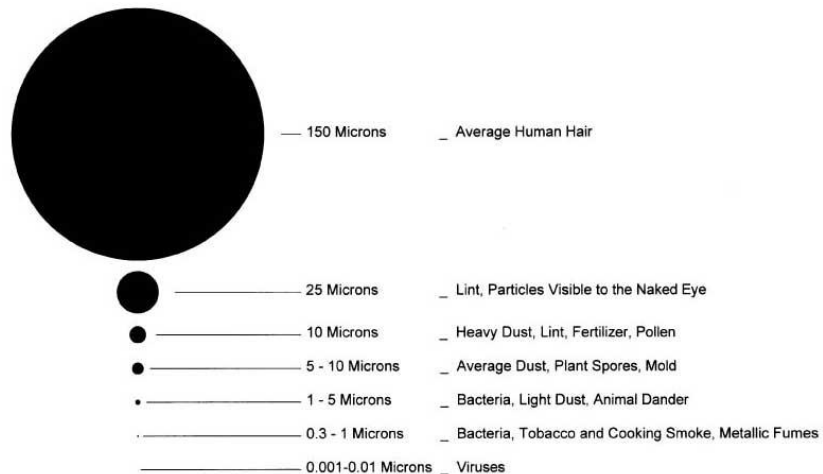
Dust monitoring is one aspect of air quality that an industrial hygienist can use to determine the amount of dust particles present in the workplace, cities or communities over a given period.

The Particulate Matter (PM) monitoring focused on measuring a range of particulate sizes in the air that are equal to or less than 10 micrometers (PM10) and equal to or less than 2.5 micrometers (PM2.5) in diameter (course dust and fine dust respectively), i.e., PM capable of penetrating the outer defenses of the respiratory tract, such as the mouth and nose, and can pass into the lungs based on PM size. PM air pollutants include but are not limited to soot, smoke, salts, metals, acids and soil and road dust. These pollutants are typically monitored along work site fence lines, industrial complexes, during wildfires, and high traffic areas (vehicle exhaust).

EPA's health-based National Ambient Air Quality Standard (NAAQS) for PM10 is 150-µg/m³ and for PM2.5 is 35-µg/m³ (measured as a 24-hours period concentration) for outdoor (ambient) air. The OSHA Permissible Exposure Limit (PEL) for occupational exposure for respirable dust is 5-mg/m³ (5,000-µg/m³) for a time-weighted average (8 hour) exposure. While the EPA NAAQS is an outdoor, ambient air standard, it is a useful reference guide for acceptable air quality in general with limits far below OSHA worker compliance requirement levels.

The TSI Q-Trak XP monitor used in this survey can measure PM simultaneously as PM10, PM2.5, and PM1, i.e., particles in the size range categories of 10, 2.5, and 1 micrometer diameter.

Figure 1.1-Visual Particle Size Comparison Chart.



Levels of PM₁₀ recorded in areas tested during the survey ranged from **0 to 1- $\mu\text{g}/\text{m}^3$ or 0.0 to 0.001- mg/m^3** . EPA's health-based National Ambient Air Quality Standard (NAAQS) recommended level for PM₁₀ is **150- $\mu\text{g}/\text{m}^3$ or 0.150- mg/m^3** . All areas tested during the survey were below the EPA recommended level.

Levels of PM_{2.5} recorded in areas tested during the survey ranged from **0 to 1- $\mu\text{g}/\text{m}^3$ or 0.0 to 0.001- mg/m^3** . EPA's health-based National Ambient Air Quality Standard (NAAQS) recommended level for PM_{2.5} is **35- $\mu\text{g}/\text{m}^3$ or 0.035- mg/m^3** . All areas tested during the survey were below the EPA recommended level.

Direct reading PM monitors are not a reference method for OSHA compliance Respirable Dust testing. However, the direct reading instrument is useful in providing accurate order of magnitude evaluation of Respirable Dust levels.

Samples were collected for approximately 5 minutes at each test location and results/levels are not based on TWA (8-hour time weighted average).

Conclusions and Recommendations:

Interior **T** tests were mostly below the MDPH recommended **T** range of 70-78 °F. Interior **RH** tests were also below the MDPH recommended **RH** range of 40 to 60 %.

All remaining IAQ parameters tested were within the acceptable ranges.

Limitations and Conditions:

This report has been completed based on visual and physical observations made and information available at the time of the site visits. This report is intended to be used as a summary of available information on existing conditions with conclusions based on a reasonable and knowledgeable review of evidence found in accordance with normally accepted industry standards, state, and federal protocols, and within the scope and budget established by the client. Any additional data obtained by further review must be reviewed by UEC and the conclusions presented herein may be modified accordingly.

This report and attachments, prepared for the exclusive use of Owner for use in an environmental evaluation of the subject site, are an integral part of the inspections and opinions should not be formulated without reading the report in its entirety. No part of this report may be altered, used, copied, or relied upon without prior written permission from UEC, except that this report may be conveyed in its entirety to parties associated with Owner for this subject study.

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