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June 24, 2005

TO: Dr. Linda Lopez, Principal  
**Hallandale Adult & Community Center**

FROM: Kenneth I. Partee, Project Manager, Occupational Health and Environmental Control  
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment  
Portable R7

On June 23, 2005 the IAQ Assessment Team conducted an assessment of Portable R7 at **Hallandale Adult & Community Center**. The evaluation consisted of a walkthrough of the identified areas to assess the current condition of the location with regard to indoor air quality. This assessment included observations of the carpet, floor tile, ceiling tile, interior walls, false ceiling plenum, and accessible ventilation equipment.

Attached are the findings of this assessment along with recommendations for further assessment, remediation, or corrective actions, if needed.

Due to individual sensitivities and predisposing health factors, it is possible that some building occupants may elicit a health response to agents and / or conditions identified during the evaluation. Therefore, to further improve IAQ, prevent development of future IAQ-related problems, and to reduce the potential for IAQ-related complaints by building occupants, the IAQ Assessment Team recommends appropriate follow up of each item identified and listed in the attached evaluation.

Should any questions arise, or if the current concerns continue after the attached recommendations have been addressed, please feel free to contact me at 754-321-3200.

cc: Dr. Harry LaCava, Area Superintendent  
Willie Dudley, Area Director  
Jeffrey S. Moquin, Director, Risk Management  
Debra Patterson, Principal, Gulfstream Middle  
Jerry Linkous, Project Manager II, Facilities and Construction Management  
Diane Watts, Broward Teachers Union  
Mark Dorsett, Manager 1, Physical Plant Operations Division, Zone 1  
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division  
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

KP/tc  
Enc.

# IAQ Assessment

Hallandale Adult and Community Center

Evaluation Requested

Time of Day

Evaluation Date

Outdoor Conditions      Temperature       Relative Humidity       Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="R7"/>	<input type="text"/>	<input type="text" value="72 - 78"/>	<input type="text"/>	<input type="text" value="30% - 60%"/>	<input type="text"/>	<input type="text" value="Max 700 &gt; Ambient"/>	<input type="text"/>
Noticeable Odor	<input type="text" value="Yes"/>		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	<input type="text" value="2x4 Lay In"/>		<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Various"/>		
Wall Type	<input type="text" value="Homosote"/>		<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Various"/>		
Flooring	<input type="text" value="Carpet"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text"/>
Walls	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text"/>
Flooring	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
HVAC Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text"/>
HVAC Return Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text"/>
Ceiling at Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text"/>
Surfaces in Room	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>

**Observations**

**Findings:**

- Duct insulation is saturated and decaying
- High moisture content in walls and wood within false ceiling plenum
- Conduit, J-boxes and metal hangers that are in contact with the wood in the ceiling plenum are rusted
- Visible microbial growth on walls, doors and ceiling
- Stained ceiling tiles
- A/C return and supply grills are rusted and water dripping from supply grills
- Windows are misaligned and source of moisture
- Temperature within the unit ranged from 65.1 to 72.1
- Relative humidity inside ranged from 60.9 to 71.2
- Noticeable odor throughout

**Recommendations:**

**Site Based Maintenance:**

- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

**Physical Plant Operations Division:**

- Evaluate and advise on findings listed above

We have been advised that this unit is to be used for Gulfstream Middle School for the start of school. Based on the findings of the assessment it is not recommended that this portable be occupied until repairs have been completed.