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February 23, 2007

Signature on File

TO: Mr. Bonnie Clemon, Principal
Seagull School

FROM: Robert J. Krickovich, Coordinator, LEA
Facilities and Construction Management, Environmental Division

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 528P

On February 14, 2007 Richard Rosa conducted an assessment of Portable 528P at **Seagull School**. This evaluation included observations of the flooring system, ceiling tiles, false ceiling plenum, environmental surfaces, interior and exterior walls, and the accessible ventilation equipment. Additionally, environmental parameter measurements were taken to include temperature, relative humidity, and carbon dioxide. The detailed findings, along with the recommended corrective action can be found on the attached IAQ Assessment Worksheets.

The IAQ assessment did identify one or more existing conditions impacting IAQ and has generated appropriate work orders to correct deficiencies in systems and maintenance that could contribute to decreased indoor air quality. At the time of the assessment, these concerns were not an immediate health or safety concern to building occupants. However, 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 754-321-1638.

cc: Dr. Harry LaCava, Area Superintendent
Willie Dudley, Area Director
Jeffrey S. Moquin, Director, Risk Management
Joe DeLillo, Project Manager, Facilities and Construction Management
Jerrod Neal, Broward Teachers Union
Mark Dorsett, Manager 1, Physical Plant Operations Division, Zone 1
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division

RK/tc
Enc.

IAQ Assessment

Location Number 0601
 Evaluation Requested January 30, 2007
 Evaluation Date February 14, 2007

Seagull School

Time of Day 10:30 am

Outdoor Conditions Temperature 76.3 Relative Humidity 89.9 Ambient CO2 428

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-528P	72.3	72 - 78	77.1	30% - 60%	768	Max 700 > Ambient	7
Noticeable Odor	Yes		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	2 x 4 Lay In		Yes		No		10 ceiling tiles
Wall Type	Tackboard		No		No		None
Flooring	12 x 12 Vinyl		No		No		None

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tiles
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	No	Yes	Yes	Clean coils on West window unit
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills				N/A
Surfaces in Room	Yes	No	No	

Observations

Findings:

- 10 stained ceiling tiles around perimeter of the room - tiles were dry at the time of the assessment
- Dust and debris on HVAC return grills
- Dust and debris on coils of West A/C window unit
- Dust and debris on ceiling in bathroom
- Leak under sink. Paper is stored under the sink.
- Humidity level was elevated at the time of the assessment

Recommendations:

Site Based Maintenance:

- Remove and replace stained ceiling tiles as appropriate once roof repairs have been completed
- Clean HVAC return grills with Wexcide disinfectant solution
- Clean bathroom ceiling with Wexcide disinfectant solution
- Remove paper from under the sink
- 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:

- Evaluate roof for leaks, especially flashing, and repair as appropriate
- Clean coils on West A/C window unit
- Evaluate cause of leak under sink and repair as appropriate. Evaluate wood damage under sink and repair as appropriate.
- Evaluate HVAC system for proper operation and adjust as appropriate to lower humidity level