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May 7, 2007

Signature on File

TO: Dr. Sharon Moffitt, Principal
Atlantic West Elementary School

FROM: Edward See, Project Manager, Occupational Health and Environmental Control
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 509C

On April 19, 2007 I conducted an assessment of Portable 509C at **Atlantic West Elementary 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. 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 754-321-3200.

cc: Dr. Joanne Harrison, Area Superintendent
Sharon Airaghi, Area Director
Jeffrey S. Moquin, Director, Risk Management
Paul Bach, Project Manager, Facilities and Construction Management
Ruby Fitzgerald, 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

ES/tc
Enc.

IAQ Assessment

Atlantic West Elementary School

Location Number 2511
 Evaluation Requested April 17, 2007
 Evaluation Date April 19, 2007

Time of Day 8:30 am

Outdoor Conditions Temperature 72.7 Relative Humidity 63.1 Ambient CO2 546

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-509C	67.9	72 - 78	46.1	30% - 60%	761	Max 700 > Ambient	2
Noticeable Odor	Yes		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	2 x 4 Lay In		Yes		No		Rusted Light Grid
Wall Type	Tackable		No		No		None
Flooring	Vinyl		No		No		None

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	No	Yes	Yes	Clean as appropriate
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- Room has odor of wood
- Rusted light grid in ceiling
- Majority of the walls are covered with art paper and student activities. Removed paper from West wall and there was no visible water damage or staining. However, elevated moisture readings above and below dry erase board (greater than 20). Moisture content in South wall - 18.
- Dust build up on walls above window sills and on window sills
- Temperature was low at the time of the assessment
- Visible rust on front door below small window
- West A/C unit has small gap at the bottom of the unit
- Rust on table legs - appears to be from mop water wicking up and not drying properly
- Rotting wood panels on the ground outside under handicap ramp

Recommendations:

Site Based Maintenance:

- Remove excess paper from walls. Please contact Safety Department for acceptable limit of wall space that can be covered.
- Thoroughly clean walls above window sills and window sills
- Adjust the thermostat to increase the temperature. Continue to monitor condition and initiate a work order for Physical Plant Operations to evaluate the HVAC system if temperature does not improve.
- Limit amount of water used around table legs when mopping or ensure tables legs are wiped dry
- Remove wood panels from under handicap ramp or initiate a work order to have panels removed
- 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 cause of elevated moisture content in West and South walls and repair as appropriate.
- Evaluate cause of rusted light grid in ceiling and repair. Repair/replace light grid.
- Evaluate cause of rust on front door and repair as appropriate

PREVIOUS WORK ORDER J242136