

RISK MANAGEMENT...

managing risk with responsibility

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April 5, 2002

TO: Mary Lou Ridge, Principal
Bethune Elementary School

FROM: Aston A. Henry, Jr., Supervisor
Risk Management Department

**SUBJECT: Indoor Environmental Quality Assessment
Bethune Elementary School (Portable 720C)**

On March 1, 2002, Risk Management Staff conducted an initial indoor environmental quality assessment of Portable 720C at Bethune Elementary School. The evaluation was performed in response to concerns of existing conditions reportedly resulting in the presentation of allergy-type symptoms. The evaluation included a walk-through of Portable 720C, observation of both stand alone air conditioning units, observation of the carpet, ceiling tiles, false ceiling plenum and of the interior walls for signs of water intrusion, along with the measurement of indoor temperature and relative humidity.

Outlined below are the findings of this assessment along with recommendations for further assessment and/or remediation.

	Portable 720C 28 Occupants
Temperature	71.1 F
Humidity	57%

1. The stand-alone air-conditioning units were inspected. The stand-alone unit located in the front of the classroom is relatively new according to Ms. Tamika Castro, the teacher of this classroom. The filter on this unit was clean at the time of inspection. The face grill for the stand-alone air-conditioning unit located on the rear wall had a slight mildew build up. The filter for the rear air-conditioning unit was slightly dirty. On the date of the evaluation, there were a number of stained/dirty ceiling tiles identified. The false ceiling plenum was clean and dry at the accessed location. The insulation within the false ceiling plenum was dry at the time of the evaluation. Upon removal of paper from the rear wall under the air-conditioning unit, mildew appeared on the tack-able surface. A portion of the wall appeared to be soft as I pressed my hand against this wall. Upon existing this portable, I noticed wood deterioration on the

outside south wall. The carpet in this portable appeared relatively well maintained with apparent wear and soiling minimal.

It is recommended that the filter for the stand-alone air conditioning unit in the rear wall be replaced with a new filter. The filters for both stand-alone air-conditioning units should be replaced every 30 days or as necessary. The carpet in this portable remains in acceptable condition. This carpet should be cleaned and sanitized to further reduce the opportunity for it to serve as an allergen reservoir. All stained/dirty ceiling tiles should be replaced with new ceiling tiles. The air-conditioning unit on the rear wall should be inspected in order to determine if the current pitch is appropriate. It is recommended the Maintenance staff check the rear wall cavity for possible mold and mildew growth. If mold and mildew is detected within the wall cavity, Maintenance staff should take the necessary steps to remediate the wall cavity. There is a possibility that water from the air-conditioning unit on the rear wall may be leaking into the wall cavity. Site-based maintenance staff should clean the tackle wall surface of mold and mildew with wexiede. The bookcase abutting the outside damaged wall should be removed and inspected for possible mold growth.

Pursuant to my conversation with Ms. Tamika Castro, she has informed me the mold and mildew odor is no longer present. Ms Castro has taken the liberty of airing out the portable, running the air-conditioning unit on a continuous basis, along with applying carpet freshener to the carpet.

The Indoor Environmental Quality Assessment revealed a number of items that should be addressed immediately. Risk Management will forward a copy of this correspondence to the Maintenance Department for a work order to be generated in order to address the above-mentioned problems. Please have your site-based maintenance staff address the above recommendations in order to improve the indoor environmental quality for the occupants of Portable 720C.

Should any questions or concerns arise, or if these complaints continue after the above recommendations have been addressed, please feel free to contact me at (954) 765-8864.

AAH/tpo

c: Mark Dorsett, Manager, Evening Trades
Lou Gonzalez, Coordinator, LEA, Facilities/Construction Management