

Jeffrey S. Moquin, Director
Risk Management Department

Telephone: 754-321-3200
Facsimile: 754-321-3290

July 28, 2005

TO: Ms. Stephanie Beville, Principal
Broward Estates Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 1277C

On July 15, 2005 the IAQ Assessment Team conducted an assessment of Portable 1277C at **Broward Estates Elementary School**. 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.

Generally, the IAQ Assessment did not identify any existing conditions significantly impacting IAQ and thereby presenting immediate health and safety concerns 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. Verda Farrow, Area Superintendent
Kevin Sawyer, Area Director
Jeffrey S. Moquin, Director, Risk Management
Rodney Williams, Project Manager II, 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

Broward Estates Elementary School

Evaluation Requested July 14, 2005

Time of Day 11:30 am

Evaluation Date July 15, 2005

Outdoor Conditions Temperature 89.7 Relative Humidity 74.4 Ambient CO2 422

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
1277C	82.8	72 - 78	75.9	30% - 60%	409	Max 700 > Ambient	3
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	4x8 Panel		Yes	Yes	6 square feet		
Wall Type	Wood Paneling		Yes	Yes	8 square feet		
Flooring	12x12 Vinyl		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	No	Yes	Replace damaged portions of ceiling
Walls	No	No	Yes	Replace damaged portions of wall
Flooring	Yes	No	No	
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills	No	Yes	Yes	Clean as appropriate
Surfaces in Room	Yes	No	No	

Observations

Findings:

- Door to the portable was blocked open while cleaning debris from break in (environmental parameters not accurate)
- Visible microbial growth on walls and ceiling
- Dust and debris on HVAC supply and return grills
- Stains on ceiling at HVAC supply grills

Recommendations:

Site Based Maintenance:

- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Clean ceiling at HVAC supply grills
- 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 for roof leaks and repair/replace damaged ceiling and wall material as appropriate