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Signature on File

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

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 535C

On June 14, 2006 I conducted an assessment of Portable 535C at **Broward Estates 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. 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 754-321-3200.

cc: Dr. Verda Farrow, Area Superintendent
Kevin Sawyer, Area Director
Jeffrey S. Moquin, Director, Risk Management
David Herrmann, 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
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

KP/tc
Enc.

IAQ Assessment

Location Number
 Evaluation Requested
 Evaluation Date

Broward Estates Elementary School

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="P - 535C"/>	<input type="text" value="77"/>	<input type="text" value="72 - 78"/>	<input type="text" value="47.5"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="551"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="3"/>
Noticeable Odor	<input type="text" value="Yes"/>		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	<input type="text" value="2 x 4 Lay In"/>		<input type="text" value="Yes"/>		<input type="text" value="No"/>		<input type="text" value="1 ceiling tile"/>
Wall Type	<input type="text" value="Tackboard"/>		<input type="text" value="Yes"/>		<input type="text" value="Yes"/>		<input type="text" value="4'x8'"/>
Flooring	<input type="text" value="Tile"/>		<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" value="Replace ceiling tile"/>
Walls	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Flooring	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value=""/>
HVAC Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean with Wexcide disinfectant"/>
HVAC Return Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean with Wexcide disinfectant"/>
Ceiling at Supply Grills	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value="N/A"/>
Surfaces in Room	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value=""/>

Observations

Findings:

- One stained ceiling tile
- Visible microbial growth and water damage on West wall under A/C unit
- Dust and dirt build up on walls
- Dust and debris on HVAC supply and return grills
- Dust and debris on A/C filters
- Heavy dust and debris on HVAC coils and inside units
- Window screens torn and algae on windows (exterior)

Recommendations:

Site Based Maintenance:

- Replace stained ceiling tile
- Clean walls to remove dust and dirt build up
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Remove and replace A/C filters
- Clean algae from windows (exterior)
- 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 water damage and microbial growth on West wall under A/C unit and repair as appropriate. Replace wall material as appropriate.
- Clean HVAC coils and units and evaluate for extensive coil clogging
- Replace torn window screens and recaulk around windows as necessary