

# RISK MANAGEMENT...

*managing risk with responsibility*

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Risk Management Department

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August 11, 2005

**Signature on File**

TO: Mr. William Roach, Principal  
**Coconut Creek Elementary School**

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

SUBJECT: Indoor Air Quality (IAQ) Assessment  
Portable 16H and FISH 852

On August 1, 2005 the IAQ Assessment Team conducted an assessment of Portable 16H and FISH 852 at **Coconut Creek 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 754-321-3200.

cc: Dr. Joanne Harrison, Area Superintendent  
Sharon Airaghi, Area Director  
Jeffrey S. Moquin, Director, Risk Management  
Philip Kaufold, Project Manager II, 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

KP/tc  
Enc.

# IAQ Assessment

Coconut Creek Elementary School

Evaluation Requested

Time of Day

Evaluation Date

Outdoor Conditions      Temperature       Relative Humidity       Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="P-16H"/>	<input type="text" value="71.7"/>	<input type="text" value="72 - 78"/>	<input type="text" value="54"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="365"/>	<input type="text" value="Max 700 &gt; Ambient"/>	<input type="text" value="2"/>
Noticeable Odor		<input type="text" value="Yes"/>	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	<input type="text" value="Gypsum"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		
Wall Type	<input type="text" value="Gypsum"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		
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="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Walls	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Flooring	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
HVAC Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
HVAC Return Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Ceiling at Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Surfaces in Room	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>

**Observations**

**Findings:**

- No visible signs of microbial growth or signs of water intrusion
- No moisture detected in walls throughout the portable
- Slight odor from paint is emanating from the wooden painted deck
- General cleanliness was acceptable at the time of assessment

**Recommendations:**

**Site Based Maintenance:**

- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

# IAQ Assessment

Coconut Creek Elementary School

Evaluation Requested

Time of Day

Evaluation Date

Outdoor Conditions      Temperature       Relative Humidity       Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="852"/>	<input type="text" value="74"/>	<input type="text" value="72 - 78"/>	<input type="text" value="59.1"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="395"/>	<input type="text" value="Max 700 &gt; Ambient"/>	<input type="text" value="2"/>
Noticeable Odor	<input type="text" value="No"/>		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="No"/>		<input type="text" value="No"/>		<input type="text" value="None"/>
Wall Type	<input type="text" value="Drywall"/>		<input type="text" value="Yes"/>		<input type="text" value="Yes"/>		<input type="text" value="West wall joint (bottom)"/>
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="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Walls	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Flooring	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
HVAC Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
HVAC Return Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Ceiling at Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Surfaces in Room	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>

**Observations**

**Findings:**

- Visible microbial growth on bottom West wall at wall joint
- No moisture detected in the walls (including the West wall)
- General cleanliness was acceptable at the time of assessment

**Recommendations:**

**Site Based Maintenance:**

- 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 interior and exterior West wall for signs of water intrusion
- Evaluate and repair/replace bottom West wall at wall joint as appropriate