

RISK MANAGEMENT...

managing risk with responsibility

Jeffrey S. Moquin, Director
Risk Management Department

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

June 7, 2006

Signature on File

TO: Mr. Dennis Sciullo, Principal
Cooper City Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 1056P

On June 6, 2006 I conducted an assessment of Portable 1056P at **Cooper City 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.

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: Sam Gregg, Area Superintendent
Pat Dixon, Area Director
Jeffrey S. Moquin, Director, Risk Management
Bertram Lewars, Project Manager, Facilities and Construction Management
Ralph Eckhardt, 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 1211
 Evaluation Requested June 1, 2006
 Evaluation Date June 6, 2006

Cooper City Elementary School/Pioneer Annex

Time of Day 1:30 pm

Outdoor Conditions Temperature 91.7 Relative Humidity 43.9 Ambient CO2 501

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
1056P	70.9	72 - 78	50.4	30% - 60%	514	Max 700 > Ambient	1
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Yes				No		None	
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Tackable		No	No	None		
Flooring	Carpet		Yes	No	Various spills		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	Yes	No	No	
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	Yes	No	No	
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:
 - Musty odor in the room due to the fact that A/C fresh air vents were closed at the time of the assessment. Fresh air vents were opened at the time of the assessment.

- Dust and debris on HVAC supply and return grills
- Dust build up on environmental surfaces and books
- Algae build up on exterior of portable at windows
- Mesh at soffit (exterior) on Southwest corner of portable is damaged
- Dust and debris on A/C filters - South and North center A/C units
- Dust build up on HVAC coils
- Dust and debris on restroom exhaust fan
- Non-approved chemicals in restroom cabinet

Recommendations:

Site Based Maintenance:

- Ensure that both A/C units are set to fresh air and temperature is adjusted properly
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Clean environmental surfaces as appropriate and remove books to clean
- Pressure clean exterior of portable at windows to remove algae
- Contact Physical Plant Operations to initiate a work order or repair mesh at soffit on Southwest corner of portable
- Remove and replace A/C filters - South and North center units
- Vacuum HVAC coils as appropriate to remove dust build up
- Clean restroom exhaust fan as appropriate
- Remove non-approved chemicals from restroom cabinet
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate