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November 20, 2006

Signature on File

TO: Ms. Theresa Bucolo, Principal
Harbordale Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 159

On November 16, 2006 I conducted an assessment of Portable 159 at **Harbordale 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. 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 754-321-1638.

cc: Dr. Verda Farrow, Area Superintendent
Joel Herbst, Area Director
Jeffrey S. Moquin, Director, Risk Management
Matt Decker, Project Manager, Facilities and Construction Management
Jerrold 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

Harbordale Elementary

Location Number 0491
 Evaluation Requested November 16, 2006
 Evaluation Date November 16, 2006

Time of Day 1:00 pm

Outdoor Conditions Temperature 84.8 Relative Humidity 61.3 Ambient CO2 524

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-159	77.3	72 - 78	45.8	30% - 60%	899	Max 700 > Ambient	5
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		Yes		24 Square Feet	
Ceiling Type	Drywall		Yes	Yes	24 Square Feet		
Wall Type	Tackable		No	No	None		
Flooring	12 x 12 Vinyl		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace as appropriate
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	No	Yes	Yes	Remove and replace as appropriate
Surfaces in Room	Yes	No	No	

Observations

Findings:
 - Visible microbial growth on ceiling over wall mounted A/C units (@24 square feet). Wall mounted A/C units have supply grills that are directed at the ceiling.

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:
 - Evaluate cause of microbial growth on ceiling. If roof leak, repair as appropriate. If A/C supply grills, redirect air flow so as not to hit the ceiling.
 - Remove and replaced drywall ceiling material (Southeast corner by door to P-158) as appropriate (@24 square feet)