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March 23, 2005

TO: Ms. Wanda Ross, Principal
Indian Trace Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 795C and 796C

On March 16, 2005 the IAQ Assessment Team conducted an assessment of Portable 795C and 796C at **Indian Trace 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
Dave Goldstein, Area Director
Jeffrey S. Moquin, Director, Risk Management
David DeWald, Project Manager II, 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

RK/tc

IAQ Assessment

Indian Trace Elementary School

Evaluation Requested March 15, 2005

Time of Day 10:40 am

Evaluation Date March 16, 2005

Outdoor Conditions Temperature 83.1 Relative Humidity 64.2 Ambient CO2 419

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-795C	74.5	72 - 78	50	30% - 60%	933	< 1,000 PPM	1
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Tackable		Yes	No	10 Sq. Ft. Under East A/C Unit		
Flooring	Vinyl		No	No	None		

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

Observations

Findings:

- Walls under both A/C units soft and visible water staining under East A/C unit
- Moisture content of all walls under 10% (dry)
- Moisture content of walls under A/C units under 12% (dry)
- Only one of the two A/C units (West) was on at the time of assessment and not set for fresh air**
- Dust and debris on A/C coils
- Dust and debris on A/C filters

Recommendations:

Site Based Maintenance:

- Ensure that all portable A/C units are set for fresh air intake
- Change A/C filters and properly cut and install filter material to prevent air from bypassing the filters
- 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 and repair the cause of wall deterioration at A/C units
- Clean A/C coils

****Dampers on both A/C units were opened at the time of the assessment**

IAQ Assessment

Indian Trace Elementary School

Evaluation Requested March 15, 2005

Time of Day 10:40 am

Evaluation Date March 16, 2005

Outdoor Conditions Temperature 83.1 Relative Humidity 64.2 Ambient CO2 419

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-796C	69	72 - 78	47	30% - 60%	1043	< 1,000 PPM	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Tackable		No	No	None		
Flooring	Vinyl		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
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Observations

Findings:

- Moisture content of all walls under 10% (dry)
- Only one of the two A/C units (West) was on at the time of assessment and not set for fresh air**
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Recommendations:

Site Based Maintenance:

- Ensure that all portable A/C units are set for fresh air intake
- Change A/C filters and properly cut and install filter material to prevent air from bypassing the filters
- 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:

- Clean A/C coils

****Dampers on both A/C units were opened at the time of the assessment**