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August 22, 2006

Signature on File

TO: Mr. Chuck McCanna, Principal
Nova Blanche Forman Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 138N and 429C

On August 10, 2006 Richard Rosa conducted an assessment of Portable 138N and 429C at **Nova Blanche Forman 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 754-321-1638.

cc: Dr. Harry LaCava, Area Superintendent
Toni Weissberg, Area Director
Jeffrey S. Moquin, Director, Risk Management
Juana Romaniuk, Project Manager, Facilities and Construction Management
Dane Ramson, 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

Location Number 1282
 Evaluation Requested August 9, 2006
 Evaluation Date August 10, 2006

Nova Blanche Forman Elementary School

Time of Day 12:05 pm

Outdoor Conditions Temperature 82.3 Relative Humidity 50.7 Ambient CO2 396

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-138N	77.8	72 - 78	53.2	30% - 60%	496	Max 700 > Ambient	1
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Yes							
Ceiling Type	Homasote sheeting		No	No	None		
Wall Type	Homasote		Yes	Yes	Various		
Flooring	12 x 12 Vinyl		No	No	None		

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

Observations

Findings:

- Dust and debris on HVAC coils (window units)
- East A/C unit is condensating inside wall and on surface of wall
- Dust and debris on floor
- Dust build up on environmental surfaces
- Dust and debris on A/C filters
- Elevated moisture content in walls (East side, North side under third window starting from West, South side third and fourth panel under dry eraser board and West side under A/C unit). Minor visible microbial growth behind baseboard under dry eraser board.

Recommendations:

Site Based Maintenance:

- Clean and sanitize floor
- Thoroughly clean all environmental surfaces
- Remove and replace A/C 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:

- Clean HVAC coils (window units)
- Evaluate wall for cause of elevated moisture content and repair. Repair/replace wall material as appropriate.

IAQ Assessment

Location Number 1282
 Evaluation Requested August 9, 2006
 Evaluation Date August 10, 2006

Nova Blanche Forman Elementary School

Time of Day 11:05 am

Outdoor Conditions Temperature 82.3 Relative Humidity 50.7 Ambient CO2 396

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-429C	71.1	72 - 78	67.8	30% - 60%	431	Max 700 > Ambient	1
Noticeable Odor	No	Visible water damage / staining?	Yes	Visible microbial growth?	No	Amount of material affected	13 ceiling tiles
Ceiling Type	2 x 4 Lay In		Yes	No	13 ceiling tiles		
Wall Type	Corkboard		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 ceiling tiles
Walls	No	Yes	Yes	Repair/replace as appropriate
Flooring	No	Yes	Yes	Clean and sanitize
HVAC Supply Grills	No	Yes	Yes	Clean coils
HVAC Return Grills	No	Yes	Yes	Clean coils
Ceiling at Supply Grills				N/A
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- Dust and debris on HVAC coils (window units)
- 13 stained ceiling tiles on South and West end of portable
- Dust and debris on floor
- Dust build up on environmental surfaces
- Dust and debris on A/C filters and A/C covers not installed
- Elevated moisture content in walls (South side of portable, under East A/C unit and two wall panels on Northeast side of portable adjacent to closet)
- Humidity level was elevated

Recommendations:

Site Based Maintenance:

- Clean and sanitize floor
- Thoroughly clean all environmental surfaces
- Remove and replace A/C filters and install A/C covers
- 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:

- Clean HVAC coils (window units)
- Evaluate for roof leaks and repair. Replace ceiling tiles as appropriate.
- Evaluate wall for cause of elevated moisture content and repair. Repair/replace wall material as appropriate.
- Evaluate HVAC for proper operation and repair as appropriate to lower humidity level