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October 12, 2005

Signature on File

TO: Ms. Dorothy Cain, Principal
Palm Cove Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 838C

On September 19, 2005 the IAQ Assessment Team conducted an assessment of Portable 838C at **Palm Cove 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: Sam Gregg, Area Superintendent
Pat Dixon, Area Director
Jeffrey S. Moquin, Director, Risk Management
Angelino Garcia, Project Manager II, Facilities and Construction Management
Steve Feldman, 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 3311
 Evaluation Requested September 18, 2005
 Evaluation Date September 19, 2005

Palm Cove Elementary School

Time of Day 10:15 am

Outdoor Conditions Temperature 91.2 Relative Humidity 54.1 Ambient CO2 517

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
838C	81	72 - 78	54.1	30% - 60%	1844	Max 700 > Ambient	24
Noticeable Odor	Yes		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	2 x 4 Lay In		Yes		No		1 ceiling tile
Wall Type	Tackable		Yes		No		South and East Wall
Flooring	12 x 12 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	No	Yes	Yes	Clean with Wexcide disinfectant
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills				Wall mounted units
Surfaces in Room	Yes	No	No	

Observations

Findings:

- Dust and debris on HVAC supply and return grills
- Dust and debris on HVAC filters
- Visible water damage on East tackable wall surface - three 4' x 8' panels
- Visible water damage on South wall under windows
- Visible water damage on building exterior (siding)
- Dust and debris on HVAC coils
- Only one A/C unit was on at the time of assessment

Recommendations:

Site Based Maintenance:

- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Remove and replace HVAC filters
- Ensure that both A/C units are on
- 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 exterior of building to prevent water intrusion
- Evaluate and repair/replace water damaged tackable interior walls (East wall - three 4' x 8' panels -and South wall under windows)
- Clean HVAC coils