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July 28, 2006

Signature on File

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

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 542C

On June 20, 2006 I conducted an assessment of Portable 542C at **Palm Cove 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 754-321-3200.

cc: Sam Gregg, Area Superintendent
Pat Dixon, Area Director
Jeffrey S. Moquin, Director, Risk Management
Bertram Lewars, Project Manager, 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
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

KP/tc
Enc.

IAQ Assessment

Location Number 3311
 Evaluation Requested June 20, 2006
 Evaluation Date June 20, 2006

Palm Cove Elementary School

Time of Day 11:55 am

Outdoor Conditions Temperature 92.1 Relative Humidity 56.2 Ambient CO2 530

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P - 542C	73.3	72 - 78	57	30% - 60%	529	Max 700 > Ambient	1
Noticeable Odor	Yes		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Tackboard		Yes	No	East and North Walls		
Flooring	Tile		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	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	No	Yes	Yes	Repair gap above North unit
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- One stained ceiling tile
- Visible microbial growth and water damage on West wall under A/C unit. Elevated moisture content entire East wall (25-60+) and under white board on North wall (30+). Damaged baseboard on East wall. Damaged tackable wall section Southeast corner by cabinet.
- Dust and debris on HVAC supply and return grills
- Dust and debris on A/C filters and filters were improper size
- Dust build up on environmental surfaces
- Heavy dust and debris on HVAC coils and inside units
- Window screens torn and algae on windows (exterior)
- Gap above North wall

Recommendations:

Site Based Maintenance:

- Replace stained ceiling tile
- Clean walls to remove dust and dirt build up
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Remove and replace A/C filters and ensure proper size
- Thoroughly clean environmental surfaces throughout the room
- Clean algae from windows (exterior)
- 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:

- Evaluate cause of water damage, microbial growth and elevated moisture on West wall under A/C unit, entire East wall and under white board on North wall. Evaluate roof for leaks. Replace wall material and baseboard as appropriate. Repair/replace damaged tackable wall section Southeast corner by cabinet.
- Clean HVAC coils and units and evaluate for extensive coil clogging
- Replace torn window screens and recaulk around windows as necessary
- Repair gap above North wall