

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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October 25, 2006

Signature on File

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

FROM: Aston A. Henry, Jr., Supervisor
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 910VE

On September 27, 2006 Kenneth Partee conducted a follow up assessment of Portable 910VE at **Palm Cove Elementary School**. The assessment consisted of a reevaluation walkthrough of the previously identified areas to assess the current condition of the location with regard to indoor air quality. This assessment included reviewing previously generated work orders as well as observations of the areas of concern as stated in the IAQ Assessment performed on September 21, 2005 by Robert Krickovich. Attached are the findings of this assessment along with recommendations for further assessment, remediation, or corrective actions, if needed.

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

AAH/tc
Enc.

IAQ Assessment

Location Number 3311
 Evaluation Requested September 27, 2006
 Evaluation Date September 27, 2006

Palm Cove Elementary School

Time of Day 12:55 pm

Outdoor Conditions Temperature 99.1 Relative Humidity 44.1 Ambient CO2 515

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-910VE	74.4	72 - 78	39.7	30% - 60%	536	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Yes							
Ceiling Type	2 x 4 Lay In	Yes	No	8 ceiling tiles			
Wall Type	Tackable	Yes	Yes	Various			
Flooring	Tile	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	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills				N/A
Surfaces in Room	Yes	No	No	

Observations

Findings:

- Elevated moisture content in all walls - SW, NW, EW, WW - mold growth on NW wall
- 8 stained ceiling tiles and insulation in ceiling plenum is wet
- T 1-11 (exterior) has visible mold growth (orange in color) and has elevated moisture content on SE corner and next to door
- Roof trim is loose and coming apart

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 water intrusion in all walls as indicated above and repair. Repair/replace wall material as appropriate.
- Evaluate cause of stained ceiling tiles and wet insulation in ceiling plenum and repair. Remove and replace ceiling tiles as appropriate.
- Evaluate exterior of portable for elevated moisture content (SE corner and next to door)
- Evaluate roof trim and repair/replace as appropriate

NOTE - Previous work order EQ00697