

RISK MANAGEMENT...

managing risk with responsibility

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July 28, 2006

Signature on File

TO: Ms. Francine Renguso, Principal
Park Trails Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 256CX

On June 26, 2006 I conducted a follow up assessment of Portable 256CX at **Park Trails 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 by Kenneth Partee on March 24, 2006. 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 754-321-1638.

cc: Dr. Joanne Harrison, Area Superintendent
Craig Anderson, Area Director
Jeffrey S. Moquin, Director, Risk Management
Sam Bays, Project Manager, Facilities and Construction Management
Ruby Fitzgerald, 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

RK/tc
Enc.

IAQ Assessment

Location Number 3781
 Evaluation Requested June 23, 2006
 Evaluation Date June 26, 2006

Park Trails Elementary School

Time of Day 2:00 pm

Outdoor Conditions Temperature 90.8 Relative Humidity 51.4 Ambient CO2 425

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P - 256CX	67.8	72 - 78	65	30% - 60%	433	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		Yes		No		4 ceiling tiles
Wall Type	Tackboard/Drywall		No		No		None
Flooring	12 x 12 Vinyl		No		No		None

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Replace ceiling tiles as appropriate
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:

- Odor in portable is from new ceiling tiles
- 4 stained ceiling tiles - 2 at light fixture in front of each A/C unit
- All light fixtures have condensation in lenses
- New drywall installed on South, East, West and North walls is all dry
- Dust and debris on A/C filters
- Dust and debris on HVAC coils (both units)
- Both A/C units were set on low cool and supply grills were pointed toward the ceiling. Grills were turned down and thermostat was adjusted at the time of the assessment. Temperature was too low.
- **Exterior water intrusion issues:**
 - **Ramp side of portable** - windows broken and do not close properly, hanging out of frame, frames not caulked. J-box between door and first window does not have weatherproofing. T1-11 siding has large gaps at seams.
 - **Stair side of portable** - Siding to the right of the window by the stairs and under third window from stairs is soft from water damage. Southwest corner of portable is damaged.
 - **West end of portable** - J-box near A/C unit is not weatherproofed.

Recommendations:

Site Based Maintenance:

- Remove and replace A/C filters
- Remove and replace stained ceiling tiles
- Ensure that A/C units are set to 75 degrees
- Clean condensation from light fixtures
- 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 (both units)
- Repair/replace ALL windows
- Evaluate exterior of portable and repair all possible sources of water intrusion
- Contact site based administration to evaluate the process for the school to initiate work orders to repair portables before they become a problem from water intrusion