

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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November 13, 2006

Signature on File

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

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 763C

On November 9, 2006 I conducted an assessment of Portable 763C at **Park Trails 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: 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

AAH/tc
Enc.

IAQ Assessment

Location Number 3781
 Evaluation Requested October 31, 2006
 Evaluation Date November 9, 2006

Park Trails Elementary School

Time of Day 10:00 am

Outdoor Conditions Temperature 70.3 Relative Humidity 67.6 Ambient CO2 345

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-763C	74.4	72 - 78	57.2	30% - 60%	593	Max 700 > Ambient	5
Noticeable Odor	No		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	Drywall/Tackable		No	No	None		
Flooring	Tile		No	No	None		

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

Observations

Findings:

- One stained ceiling tile. Visible water staining on the insulation within the false ceiling plenum.
- Elevated moisture content in South wall
- Elevated moisture content in T-1-11 (exterior) under and around the Southeast window
- Dust and debris on A/C coils - West unit
- Termites detected within false ceiling plenum

Recommendations:

Site Based Maintenance:

- Remove and replace stained ceiling tile
- 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 roof for leaks and repair. Evaluate insulation in false ceiling plenum and remove and replace as appropriate.
- Evaluate cause of elevated moisture content in South wall (possibly Southeast window) and repair as appropriate. REmove and replace wall material as appropriate.
- Evaluate exterior of portable and remove and replace T-1-11 as appropriate under and around Southeast window. Caulk/seal around Southeast window.
- Clean A/C coils - West unit
- Initiate a work order for pest control to evaluate and treat portable