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August 10, 2005

TO: Mr. Alfred Dobronz, Principal  
**Stirling Elementary School**

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

SUBJECT: Indoor Air Quality (IAQ) Assessment  
Portable 43

On August 4, 2005 the IAQ Assessment Team conducted an assessment of Portable 43 at **Stirling 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  
Margaret Underhill, Area Director  
Jeffrey S. Moquin, Director, Risk Management  
Bertram Lewars, Project Manager II, Facilities and Construction Management  
Diane Watts, 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

Stirling Elementary School

Evaluation Requested

Time of Day

Evaluation Date

Outdoor Conditions      Temperature       Relative Humidity       Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="P 43"/>	<input type="text" value="75.9"/>	<input type="text" value="72 - 78"/>	<input type="text" value="41.6"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="569"/>	<input type="text" value="Max 700 &gt; Ambient"/>	<input type="text" value="3"/>
Noticeable Odor		<input type="text" value="Yes"/>	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	<input type="text" value="Homosote"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		
Wall Type	<input type="text" value="Homosote"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		
Flooring	<input type="text" value="Carpet"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Walls	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Flooring	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
HVAC Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
HVAC Return Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Ceiling at Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Surfaces in Room	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>

## Observations

### Findings:

- Dust and debris on filter for HVAC unit on South wall
- Dust and debris on HVAC coils - South unit
- Odor emitting from above ceiling area and can be noticed from the walkway outside of portable
- Water damaged siding on exterior North wall
- Caulking at fascia boards is damaged/missing and fascia needs to be repainted
- HVAC unit on South wall is not sealed properly and is allowing water intrusion into the wall

### Recommendations:

#### Site Based Maintenance:

- Change filters on HVAC units
- 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:

- Clean HVAC coils on South unit
- Evaluate cause of odor above ceiling and repair as appropriate
- Evaluate roofing and need for ventilation above ceiling
- Evaluate and repair/replace water damaged exterior siding - North wall
- Reseal exterior of portable around HVAC units and fascia and repaint fascia as necessary