

RISK MANAGEMENT...

managing risk with responsibility

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Signature on File

TO: Ms. Fran Rubinstein, Principal
Tedder Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 366P

On September 8, 2006 I conducted an assessment of Portable 366P at **Tedder 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 754-321-1638.

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

Tedder Elementary School

Location Number
 Evaluation Requested
 Evaluation Date

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="P - 366P"/>	<input type="text" value="78.2"/>	<input type="text" value="72 - 78"/>	<input type="text" value="57.7"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="1321"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="21"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="No"/>		<input type="text" value="Yes"/>		<input type="text" value="No"/>		<input type="text" value="2 ceiling tiles"/>	
Ceiling Type	<input type="text" value="2 x 4 Lay In"/>	<input type="text" value="Yes"/>		<input type="text" value="No"/>		<input type="text" value="24 square feet"/>	
Wall Type	<input type="text" value="Homasote"/>	<input type="text" value="Yes"/>		<input type="text" value="Yes"/>		<input type="text" value="None"/>	
Flooring	<input type="text" value="12 x 12 Vinyl"/>	<input type="text" value="No"/>		<input type="text" value="No"/>			

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Remove and replace 2 ceiling tiles"/>
Walls	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Replace/repair as appropriate"/>
Flooring	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value=""/>
HVAC Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value=""/>
HVAC Return Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value=""/>
Ceiling at Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value=""/>
Surfaces in Room	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value=""/>

Observations

Findings:

- Elevated moisture content in wall to the North side of the Southeast door - top 2 feet
- Elevated moisture content in T-1-11 at Southeast door
- 2 stained ceiling tiles

Recommendations:

Site Based Maintenance:

- Remove and replace stained ceiling tiles
- 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:

- Remove and replace interior wall to the North side of the Southeast door
- Remove and replace T-1-11 at Southeast door

Facilities and Construction Management:

- Project Manager for portables to expedite roofing project to prevent further water intrusion