

RISK MANAGEMENT...

managing risk with responsibility

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February 21, 2007

Signature on File

TO: Ms. Deborah Davey, Principal
Miramar High School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 1219

On February 12, 2007 Richard Rosa conducted a follow up assessment of Portable 1219 at **Miramar High 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 Assessments performed on January 8, 2007. 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
Jacquelyn Box, Area Director
Jeffrey S. Moquin, Director, Risk Management
Rey Olivera, 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

RK/tc
Enc.

IAQ Assessment

Miramar High 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-1219"/>	<input type="text" value="71.6"/>	<input type="text" value="72 - 78"/>	<input type="text" value="72.7"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="1959"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="2"/>
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="Around HVAC supply grill"/>	
Ceiling Type	<input type="text" value="Homasote"/>		<input type="text" value="Yes"/>	<input type="text" value="No"/>		<input type="text" value="None"/>	
Wall Type	<input type="text" value="Paneling"/>		<input type="text" value="No"/>	<input type="text" value="No"/>		<input type="text" value="None"/>	
Flooring	<input type="text" value="12 x 12 Vinyl"/>		<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="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Remove and replace around supply grill"/>
Surfaces in Room	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>

Observations

Findings:

- No signs of water intrusion or microbial growth
- Ceiling material around HVAC supply grill is stained. Ceiling was dry at the time of the assessment.
- Air conditioning was not on at the time of the assessment
- Dust/debris from prior ceiling repair behind teacher's desk

Recommendations:

Site Based Maintenance:

- Ensure that air conditioning remains on during school hours
- Thoroughly clean room to remove dust and debris from prior ceiling repair
- 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 stained ceiling material around HVAC supply grill and repair as appropriate. Repair/replace stained ceiling material as necessary. Insulation wrapping the A/C duct may have separated causing condensation drips on the ceiling.