

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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September 10, 2008

Signature on File

TO: Mr. Mark Kaplan, Principal
Falcon Cove Middle School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 375C

<u>For Custodial Supervisor Use Only</u>	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed

On August 15, 2008 I conducted an assessment of Portable 375C at **Falcon Cove Middle 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.

Please ensure that your Head Facilities Serviceperson receives a copy of this correspondence so that the recommendations requiring their attention can be addressed. Within two weeks a representative from the Custodial/Grounds Department will conduct a follow-up visit to ensure that all issues have been appropriately addressed.

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. Verda Farrow, Area Superintendent
Fran Bolden, Area Director
Jeffrey S. Moquin, Director, Risk Management
Gerry Usallan, Project Manager, Facilities and Construction Management
Ralph Eckhardt, Broward Teachers Union
Roy Jarrett, Federation of Public Employees
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

ES/tc
Enc.

IAQ Assessment

Location Number 3622
 Evaluation Requested August 11, 2008
 Evaluation Date August 15, 2008

Falcon Cove Middle School

Time of Day 1:10 pm

Outdoor Conditions Temperature 88.3 Relative Humidity 80 Ambient CO2 385

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-375C	67.6	72 - 78	51.2	30% - 60%	617	Max 700 > Ambient	2
Noticeable Odor	Yes		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	Homasote		Yes		No		Under East A/C Unit
Flooring	12 x 12 Vinyl		No		No		None

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tiles
Walls	No	Yes	Yes	Wipe down walls
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 from recent renovation - off gassing of new materials
- 3 potted plants in room
- Air purifier in room - teacher advised will maintain
- Visible microbial growth on exterior of windows
- Observed standing water on the ground under the portable
- Dust build up on walls
- Temperature was low at the time of assessment
- Visible water damage/staining on wall under East A/C unit
- 1 stained ceiling tile above East A/C unit

Recommendations:

Site Based Maintenance:

- Remove potted plants. Soil is a source of microbial growth.
- Wash down exterior of portable to remove growth
- Wipe down walls with Wexcide disinfectant solution
- Adjust thermostat to increase temperature
- 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 cause of water damage/staining on wall under East A/C unit and repair as appropriate. Repair/replace wall material as necessary.