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February 2, 2009

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 57-N

For Custodial Supervisor Use Only

- Custodial Issues Addressed
- Custodial Issues Not Addressed
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On January 27, 2009 I conducted an assessment of Portable 57-N 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, Executive Director, Support Operations
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 January 16, 2009
 Evaluation Date January 27, 2009

Falcon Cove Middle School

Time of Day

Outdoor Conditions Temperature 77.3 Relative Humidity 62.6 Ambient CO2 400

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-57N	72.6	72 - 78	59.8	30% - 60%	479	Max 700 > Ambient	24
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	4 x 8 Wood Panels		No	No	None		
Wall Type	Tackable		No	No	None		
Flooring	12 x 12		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills				N/A
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- Both doors were open to the outside allowing humid untreated air into portable
- Observed active roadway construction on Griffin Road within 100 yards of the subject portable
- 1 air freshener in room - unplugged and on whiteboard
- Dust build up on A/C filters
- Dust and debris on HVAC return grills
- Minor water stain below window frame at South door - signs of rust and deterioration
- Dust build up on environmental surfaces throughout the room

Recommendations:

Site Based Maintenance:

- Ensure that all doors and windows to the exterior remain closed. Open doors or windows allow humid untreated air into occupied environment.
- Remove air freshener from room
- Remove and replace A/C filters in both units
- Clean HVAC return grills with Wexcide disinfectant solution
- Thoroughly clean surfaces throughout the room
- 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 staining below window frame at South door and repair as appropriate