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November 21, 2005

Signature on File

TO: Mr. Washington Collado, Principal
Lyons Creek Middle School

FROM: Aston A. Henry, Jr., Supervisor
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 302C and 906C

On November 8, 2005 the IAQ Assessment Team conducted an assessment of Portable 302C and 906C at **Lyons Creek Middle 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 754-321-3200.

cc: Dr. Joanne Harrison, Area Superintendent
Sharon Airaghi, Area Director
Jeffrey S. Moquin, Director, Risk Management
Philip Kaufold, Project Manager II, Facilities and Construction Management
LaFrances Trotter, Broward Teachers Union
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

AAH/tc
Enc.

IAQ Assessment

Lyons Creek Middle School

Location Number 3101
 Evaluation Requested November 7, 2005
 Evaluation Date November 8, 2005

Time of Day 12:35 pm

Outdoor Conditions Temperature 75.5 Relative Humidity 83.1 Ambient CO2 323

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
302C	74.5	72 - 78	57.2	30% - 60%	404	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		No		No		None
Wall Type	Tackable		Yes		No		East, West and North
Flooring	Tile		Yes		No		24 tiles

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

Observations

Findings:

- Elevated moisture level in tackable wall surfaces - East, West and North walls
- Dust and debris on HVAC supply grills
- Heavy dust and debris on HVAC filters
- Heavy dust and debris on HVAC coils
- Water is not draining from the HVAC system on the East and West wall.

Recommendations:

Site Based Maintenance:

- Clean HVAC supply grills with Wexcide disinfectant solution
- Remove dirty HVAC filters and install new HVAC filters
- 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:

- Remove damaged tackable wall surface and replace as appropriate - East, West and North walls
- Clean HVAC coils
- Evaluate the HVAC systems for proper pitch (water not draining) and repair as appropriate - East and West wall

Hurricane Related

IAQ Assessment

Location Number 3101
 Evaluation Requested November 7, 2005
 Evaluation Date November 8, 2005

Lyons Creek Middle School

Time of Day 1:05 pm

Outdoor Conditions Temperature 75.5 Relative Humidity 83.1 Ambient CO2 323

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
906C	73	72 - 78	56.1	30% - 60%	734	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Yes				No		9 ceiling tiles	
Ceiling Type	2 x 4 Lay In		Yes	No		9 ceiling tiles	
Wall Type	Tackable		No	Yes		None	
Flooring	Tile		Yes	No		24 tiles	

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

Observations

Findings:

- Visible water damaged ceiling tiles (9 tiles)
- Saturated insulation within the false ceiling plenum
- Elevated moisture level in tackable wall surfaces throughout the entire portable
- Dust and debris on HVAC supply grills
- Floor tiles have lifted off the subfloor at the South entrance door

Recommendations:

Site Based Maintenance:

- Clean HVAC supply grills with Wexcide disinfectant solution
- 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:

- Evaluate for roof leak (West wall) and repair as appropriate
- Remove saturated insulation within false ceiling plenum and replace as appropriate
- Remove stained ceiling tiles and replace as appropriate
- Remove damaged tackable wall surface throughout entire portable and replace as appropriate
- Evaluate subfloor at South entrance door and replace floor tiles as appropriate

Hurricane Related