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October 25, 2006

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 44N and 998C

On October 9, 2006 I conducted an assessment of Portable 44N and 998C at **Lyons Creek 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. 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 754-321-3200.

cc: Dr. Joanne Harrison, Area Superintendent
Sharon Airaghi, Area Director
Jeffrey S. Moquin, Director, Risk Management
Dave DeWald, 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
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

AAH/tc
Enc.

IAQ Assessment

Lyons Creek Middle School

Location Number 3101
 Evaluation Requested October 9, 2006
 Evaluation Date October 9, 2006

Time of Day 12:54 pm

Outdoor Conditions Temperature 89.1 Relative Humidity 46.1 Ambient CO2 375

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-44N	73.9	72 - 78	44.6	30% - 60%	2633	Max 700 > Ambient	17
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Yes		No		No		None	
Ceiling Type	Gypsum Board		No	No	None		
Wall Type	Gypsum Board		Yes	No	Various		
Flooring	Tile		No	No	None		

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

Observations

Findings:

- Elevated moisture content in East wall under A/C unit and South wall under all windows
- Dust and debris on HVAC supply grills
- Dust and debris on HVAC coils
- Rotted wood on exterior of portable around windows
- A/C unit on the East wall is leaking water into the classroom and wall cavity
- CO2 level was elevated

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:

- Evaluate cause of water intrusion in East and South walls and repair. Repair/replace wall material as appropriate.
- Clean HVAC coils
- Repair/replace rotted wood on exterior of portables around all windows to prevent water intrusion
- Evaluate and repair A/C unit on the East wall to stop leak
- Evaluate HVAC system for proper operation and repair as appropriate to lower CO2 level

IAQ Assessment

Location Number 3101
 Evaluation Requested October 9, 2006
 Evaluation Date October 9, 2006

Lyons Creek Middle School

Time of Day 12:30 pm

Outdoor Conditions Temperature 89.1 Relative Humidity 46.1 Ambient CO2 375

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-998C	73.6	72 - 78	48.2	30% - 60%	2377	Max 700 > Ambient	27
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		Various
Flooring	Tile		No		No		None

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

Observations

Findings:

- Elevated moisture content in North wall under windows and entire South wall
- Dust and debris on HVAC supply grills
- Dust and debris on HVAC coils
- Dust and debris on A/C filters
- Exterior siding on portable is damaged
- CO2 level was elevated

Recommendations:

Site Based Maintenance:

- Clean HVAC supply grills with Wexcide disinfectant solution
- Remove and replace A/C 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:

- Evaluate cause of water intrusion in North and South walls and repair. Repair/replace wall material as appropriate.
- Clean HVAC coils
- Inspect exterior of portable including siding and fascia board
- Evaluate all windows for leaks and repair as appropriate
- Evaluate HVAC system for proper operation and repair as appropriate to lower CO2 level