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Signature on File

TO: Dr. Ricardo Garcia, Principal
Nova Middle School

FROM: Richard Rosa, Project Manager
Facilities and Construction Management, Environmental Division

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable R-21

On July 17, 2007 I conducted an assessment of Portable R-21 at **Nova 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.

Should any questions arise, or if the current concerns continue after the attached recommendations have been addressed, please feel free to contact me at 754-321-1637.

cc: Dr. Harry LaCava, Area Superintendent
Toni Weissberg, Area Director
Jeffrey S. Moquin, Director, Risk Management
Scott Gillen, Project Manager, Facilities and Construction Management
Dane Ramson, Broward Teachers Union
Mark Dorsett, Manager 1, Physical Plant Operations Division, Zone 1
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division

RR/tc
Enc.

IAQ Assessment

Location Number
 Evaluation Requested
 Evaluation Date

Nova Middle School

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="R-21"/>	<input type="text" value="72.2"/>	<input type="text" value="72 - 78"/>	<input type="text" value="75.4"/>	<input type="text" value="30% - 60%"/>	<input type="text"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="No"/>		<input type="text"/>		<input type="text"/>		<input type="text" value="2 square feet"/>	
Ceiling Type	<input type="text" value="2 x 4 Lay In"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text"/>			
Wall Type	<input type="text" value="AKI"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>			
Flooring	<input type="text" value="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="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Condensating"/>
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="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Surfaces in Room	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>

Observations

Findings:
 Facilities and Construction Management - Environmental - received a request to check the walls of portable R-21 for moisture
 - All interior (exterior) walls had elevated moisture content. The interior partitioned walls were dry
 - Approximately 10% of the exterior T-1-11 panels had elevated moisture content
 - Visible microbial growth and staining on approximately 2 square feet of the ceiling
 - Visible condensation on HVAC supply grills
 - Humidity level was elevated

-Recommendations:
Site Based Maintenance:
 - 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 and Facilities and Construction Management:
 - Evaluate for cause of water intrusion and repair as appropriate. Evaluate condition of interior and exterior walls and repair as appropriate.
 - Evaluate HVAC for proper operation and repair as appropriate to lower humidity level

Note - The following work orders are currently open to address concerns:
 J252908
 J255423
 J256575