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August 8, 2005

TO: Mr. Carlton Campbell, Principal
Pines Middle School

FROM: Robert J. Krickovich, Coordinator, LEA
Facilities and Construction Management, Environmental Division

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 827C

On July 20, 2005 the IAQ Assessment Team conducted an assessment of Portable 827C at **Pines 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 754-321-1638.

cc: Sam Gregg, Area Superintendent
Pat Dixon, Area Director
Jeffrey S. Moquin, Director, Risk Management
Angelino Garcia, Project Manager II, Facilities and Construction Management
Ralph Eckhardt, Broward Teachers Union
Mark Dorsett, Manager 1, Physical Plant Operations Division, Zone 1
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division

RK/tc
Enc.

IAQ Assessment

Pines Middle School

Evaluation Requested

Time of Day

Evaluation Date

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="827C"/>	<input type="text"/>	<input type="text" value="72 - 78"/>	<input type="text"/>	<input type="text" value="30% - 60%"/>	<input type="text"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text"/>
Noticeable Odor	<input type="text" value="Yes"/>		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	<input type="text" value="2 x 4 Lay In"/>		<input type="text" value="Yes"/>		<input type="text" value="No"/>		<input type="text" value="Several"/>
Wall Type	<input type="text" value="Tackboard"/>		<input type="text" value="Yes"/>		<input type="text" value="Yes"/>		<input type="text" value="Various"/>
Flooring	<input type="text" value="12 x 12 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="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Evaluate for leak and repair as appropriate"/>
Walls	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Flooring	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean and sanitize"/>
HVAC Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean with Wexcide disinfectant"/>
HVAC Return Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean with Wexcide disinfectant"/>
Ceiling at Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean with Wexcide disinfectant"/>
Surfaces in Room	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>

Observations

Findings:

- Several stained ceiling tiles
- Tackboard walls under windows have high moisture content
- Visible microbial growth under HVAC unit
- HVAC unit has not had electrical power for 2 months
- Dust and debris on HVAC supply and return grills
- Dust and debris on floor
- Dust and debris on walls and environmental surfaces

Recommendations:

Site Based Maintenance:

- Remove and replace stained ceiling tiles or clean as appropriate
- Wipe all walls with Wexcide disinfectant solution
- Clean under HVAC unit with Wexcide disinfectant solution
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Clean and sanitize floor as appropriate
- Clean ceiling at HVAC supply grills as appropriate
- Clean all walls and environmental surfaces as appropriate
- 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 roof for leaks and repair as appropriate
- Evaluate for leaks around windows and HVAC units and repair as appropriate
- Replace water damaged tackboard walls under windows
- Evaluate and repair electrical power to HVAC unit