

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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September 12, 2008

Signature on File

TO: Mrs. Julianne Conner, Principal
Riverside Elementary School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 641C

<u>For Custodial Supervisor Use Only</u>	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed
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On September 9, 2008 I conducted an assessment of Portable 641C at **Riverside Elementary 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 portable is currently in the process of being renovated by Physical Plant Operations. You will be notified by them when the work has been completed and the portable can be occupied.

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: Sharon Airaghi, Area Superintendent
Jackie Haywood, Area Director
Jeffrey S. Moquin, Director, Risk Management
Philip Kaufold, Project Manager, Facilities and Construction Management
Ruby Fitzgerald, 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

Riverside Elementary School

Location Number 3031
 Evaluation Requested September 8, 2008
 Evaluation Date September 9, 2008

Time of Day 8:15 am

Outdoor Conditions Temperature 85.1 Relative Humidity 73.1 Ambient CO2 343

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-641C	76.8	72 - 78	72.9	30% - 60%	360	Max 700 > Ambient	1
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		Yes	No	2 ceiling tiles and multiple light grids		
Wall Type	Drywall		Yes	Yes	@100 square feet		
Flooring	Bare Wood		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tiles and light grids
Walls	No	Yes	Yes	Remove and replace wall material
Flooring	No	Yes	Yes	Replace floor tile
HVAC Supply Grills	No	Yes	Yes	Clean as appropriate
HVAC Return Grills	No	Yes	Yes	Clean as appropriate
Ceiling at Supply Grills	No	Yes	Yes	Remove and replace ceiling tiles and light grids
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- **Renovation of the portable is in progress by Physical Plant Operations - Portable is not currently occupied**
- Both A/C units were on at the time of the assessment
- Dust and debris on A/C filters
- Observed floor chemicals - Parabond Premium Clear and Thin Spread 4269
- Dust and debris on surfaces throughout the room as a result of the renovation

Recommendations:

Physical Plant Operations:

- Continue renovation project and ensure that A/C filters are changed and all surfaces throughout the room are cleaned thoroughly