

# *Salazar Consulting Group, Inc.*

*A professional team of engineers, industrial hygienists,  
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December 16, 2006

Mr. Jeffrey S. Moquin  
Director  
Risk Management Department  
7770 West Oakland Park Boulevard  
Sunrise, Florida 33351-6750

RE: Post-Remediation Observations of Moisture Intrusion Response Measures  
Rock Island Facility - Building No. 6  
2350 Northwest 19<sup>th</sup> Street  
Fort Lauderdale, Florida 33311  
SCG File No.: 1031.69

Dear Mr. Moquin:

Salazar Consulting Group, Inc. (SCG) performed post-remediation observations of moisture intrusion response measures at various stages of progress within Building No. 6 at the Rock Island Facility on December 1, 2006. The purpose of the observations were to provide comment on the adequacy of remedial measures implemented in response to detection of moisture intrusion effects to indoor building materials; SCG understands that remedial response measures were not implemented in response to any occupant complaints, but rather proactively to incidental detection of deficient conditions. Evaluative activities were limited to observations of remedial activities in progress and/or completed within Building No. 6, moisture testing of select building materials within affected areas, and discussions with School District representatives knowledgeable with project details.

General observations were limited to Room Nos. 601B, 603, and 608. Remedial response measures were at various stages of progression in these locations, with Room No. 601B presenting with moisture-affected materials removed but not yet re-constructed, and Room Nos. 603 and 608 presenting with response measures generally complete and re-constructed. SCG understands that moisture-affected building materials primarily involved drywall and/or tackboard products installed on interior surfaces of exterior wall systems, and extended at times to include entire wall sections. However, and of most importance, SCG further understands that the total quantity of visible mold activity/effects associated with moisture-contacted materials was rather minimal, totaling far less than ten (10) square feet within affected areas of the building comprehensively. In fact, the total amount of mold-affected materials detected was reported by School District representatives as "one (1) small spot beneath each a wall-installed unit ventilator and an exterior window system". The extensive remedial measures afforded within affected

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areas were implemented primarily in response to detection and removal of moisture-contacted materials which remained predominantly void of any resulting mold effects.

Conditions observed within Room No. 601B, where moisture-affected materials had been removed but re-construction activities had not yet been initiated, indicated that implemented moisture response measures were generally adequate, and perhaps even more detailed than necessary given the amount of moisture- and/or mold-affected materials reportedly detected. Sources and/or pathways resulting in moisture intrusion indoors had reportedly been accurately identified and effectively eliminated. Floor-to-ceiling and wall-to-wall polyethylene sheeting barrier systems remained installed within Room Nos. 601B and 603, isolating and protecting "affected" work areas of each room from adjacent "unaffected" locations. Efforts to protect contents and furnishings within the rooms were apparent. Moisture-affected building materials had reportedly been removed as necessary, with an additional boundary of unaffected materials removed as a precautionary measure.

Conditions of wall and/or ceiling cavities remaining exposed within Room No. 601B were generally unremarkable, with concrete block, wood furring strip, and other respective building material surfaces presenting as clean and free of any obvious moisture and/or mold effects. Moisture levels detected within select building materials of both affected and unaffected wall systems remained variable, but low. SCG understands that building materials within exposed wall and/or ceiling systems had been appropriately sanitized strictly as a precautionary measure, since available mold-affected materials were quite limited and such materials were physically eliminated and not salvaged. SCG was also advised that porous and non-porous materials and contents within affected locations are scheduled for detailed cleaning prior to release of remediated areas for re-occupancy.

Remediation of affected wall systems within Room Nos. 603 and 608 were generally complete at the time of evaluation; wall systems were re-constructed and building materials within the respective wall cavities were not available for observations. However, SCG understands that appropriate precautionary measures were also implemented during removal of affected materials within these locations, similar to those described and observed within Room No. 601B. Moisture levels detected within select building materials re-constructed within these rooms also remained variable, but low.

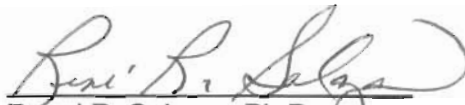
Based solely upon conditions observed, data collected, and information provided at the time of evaluation, remedial measures afforded by the School District in response to moisture intrusion effects within Building No. 6 appear adequate. Conditions observed, data collected, and information provided indicate that response measures were completed by methods in accordance with generally accepted industry guidelines, such as the United States Environmental Protection Agency's guidelines titled Mold Remediation in Schools and Commercial Buildings (March, 2001; [www.epa.gov/iaq](http://www.epa.gov/iaq)). Timely completion of any remedial and/or re-construction tasks remaining or becoming necessary should proceed accordingly and by methods in compliance with this document and/or other available generally accepted industry guidelines applicable to such processes.

Please understand that SCG did not evaluate affected areas of the facility prior to implementation of remedial measures, nor did SCG observe remediation activities while in progress. The comments reported by SCG in this correspondence are, again, strictly based upon conditions observed, data collected, and information provided at the time of the site visit; SCG is therefore unable to offer comment on pre-remediated conditions or remediation in-process details, and is able to comment only on conditions existing at the time of post-remediation observations. Furthermore, SCG is not able to offer comment on the suitability for occupancy of any area of the facility, whether evaluated or not, prior to, during, or after completion of any implemented response measures. Issues regarding the suitability for occupancy of any part of the facility by any specific individual(s) should be discussed with an appropriate health practitioner.

SCG appreciates the opportunity to be of assistance in this regard. Please do not hesitate to contact us should you have any questions, comments, or require additional information.

Sincerely,

SALAZAR CONSULTING GROUP, INC.

By:   
Rene' R. Salazar, Ph.D.  
Certified Industrial Hygienist