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December 8, 2004

- TO: Ms. Vera Ginn, Director Title I
- FROM: Aston A. Henry, Jr., Supervisor Risk Management Department
- SUBJECT: Indoor Air Quality (IAQ) Assessment Site and FISH 120, 129, 134, 136, 149 and 149A

On December 2 and 3, 2004 the IAQ Assessment Team conducted an assessment of the site and FISH 120, 129, 134, 136, 149 and 149A at **Title I**. 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 954-765-8864.

cc: Dr. Earlean Smiley, Deputy Superintendent
Leah Kelly, Executive Director, Student Support Services/ESE
Jeffrey S. Moquin, Director, Risk Management
Rodney Williams, Project Manager II, Facilities and Construction Management
Jerrod Neal, Broward Teachers Union
Mark Dorsett, Manager 1, Physical Plant Operations Division, Zone 1

AH/tc

			IAQ Ass	sessment				
		Title I So	chool		Evaluat	tion Requested	Decer	mber 2, 2004
Time of Day	10:00 am					Evaluation Date	Decer	mber 3, 2004
Outdoor Condit	ions Tem	perature		Relative Hun	nidity	Ambier	nt CO2	
Fish T	emperature	Range Relat	ive Humidity	Range	CO2	Ran	ge	# Occupants
120	72.6 7	2 - 78	48.9	30% - 60%	961	< 1,000	PPM	5
Noticeable Odd	or No	-	isible water age / staining		microbial owth?	Amount of mat affected	erial	
Ceiling Type	2x4 Lay I	n	Νο		No		None	
Wall Type	Paneling	l	No		No		None	
Flooring	Tile		No		No		None	
	Clean	Minor Dust / Debris	Needs Cleaning		Corre	ctive Action Re	quired	
Ceiling	Yes	Νο	No					
Walls	Yes	No	No					
Flooring	Yes	Νο	No					
HVAC Supply C	Grills Yes	Νο	No					
HVAC Return G	Grills Yes	Νο	No					
Ceiling at Supp Grills	ly Yes	No	No					
Surfaces in Ro	om Yes	No	No					

Findings:

- HVAC duct work in the Southwest corner is blowing directly on the employee

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 Division:

- Relocate the HVAC supply grill to the center of the office

			IAQ As	sessment				
		Title I S	chool		Evaluat	tion Requested	Dece	mber 2, 2004
Time of Day	2:00 pm				I	Evaluation Date	Dece	mber 2, 2004
Outdoor Conditio	ons Ten	nperature 8	31.3	Relative Hur	nidity 52	Ambie	nt CO2	432
Fish Ter	nperature	Range Rela	tive Humidity	Range	CO2	Ran	ge	# Occupants
129	73.9 7	2 - 78	62.3	30% - 60%	716	< 1,000	PPM	2
Noticeable Odor	No		/isible water age / staining		e microbial owth?	Amount of mat affected	erial	
Ceiling Type	2x4 Lay	In	No		No		None	
Wall Type	Drywall		No		No		None	
Flooring	Tile		No		No		None	
	Clean	Minor Dust / Debris	Needs Cleaning		Corre	ctive Action Re	quired	
Ceiling	Yes	No	No					
Walls	Yes	No	No					
Flooring	Yes	No	No					
HVAC Supply Gr	ills Yes	No	No					
HVAC Return Gr	ills Yes	No	No					
Ceiling at Supply Grills	Yes	No	No					
Surfaces in Roor	n Yes	No	No					

Findings:

- No visible signs of microbial growth or water intrusion

- Flower pot with water in room
- Humidity level is elevated

Site Based Maintenance:

- Remove flower pot with water

- 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 and repair HVAC system in order to lower the humidity level

			IAQ Ass	essment				
		Title I Sc	hool		Evaluat	ion Requested	Dece	mber 2, 2004
Time of Day	2:10 pm				E	Evaluation Date	Dece	mber 2, 2004
Outdoor Condit	ions Tem	perature 8 [°]	1.3 F	Relative Humi	dity 52	Ambie	nt CO2	432
Fish T	emperature F	Range Relat	ive Humidity	Range	CO2	Ran	ge	# Occupants
134	73.1 7	2 - 78	58.7	30% - 60%	689	< 1,000	PPM	1
Noticeable Odd	or No		sible water age / staining?	Visible m grow		Amount of mat affected	erial	
Ceiling Type	2x4 Lay I	n	Νο	No	>		None	
Wall Type	Drywall		No	No	>		None	
Flooring	Tile		No	No	>		None	
	Clean	Minor Dust / Debris	Needs Cleaning		Correc	ctive Action Re	quired	
Ceiling	Yes	Νο	Νο					
Walls	Yes	No	No					
Flooring	Yes	No	No					
HVAC Supply C	Grills Yes	No	No					
HVAC Return G	Grills Yes	No	Νο					
Ceiling at Supp Grills	ly Yes	Νο	No					
Surfaces in Ro	om Yes	Νο	No					

Findings:

- No visible signs of microbial growth or water intrusion

- Room is very stuffy if the door is closed

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

			IAQ As	sessment				
		Title I S	chool		Evalua	tion Requested	Decer	mber 2, 2004
Time of Day	2:10 pm					Evaluation Date	Decer	mber 2, 2004
Outdoor Cond	litions Terr	perature 8	31.3	Relative Hun	nidity 52	Ambie	nt CO2	432
	Temperature	Range Rela	tive Humidity	Range	CO2	Ran	ge	# Occupants
Site & 136	7	2 - 78		30% - 60%		< 1,000) PPM	
Noticeable Oc	dor No		/isible water hage / staining		microbial owth?	Amount of mat affected	terial	
Ceiling Type	2x4 Lay I	n	No		No		None	
Wall Type	Drywall		No		No		None	
Flooring	Tile		No		No		None	
	Clean	Minor Dust / Debris	Needs Cleaning		Corre	ective Action Re	quired	
Ceiling								
Walls								
Flooring								
HVAC Supply	Grills							
HVAC Return	Grills							
Ceiling at Sup Grills	oply							
Surfaces in R	oom							

Findings:

- Roof leaks when it rains corridor 001, 002, and 003 and FISH 136
- Stained ceiling tiles in corridor 001, 002, and 003 and FISH 136
- Building is extremely humid when the humidity is escalated outside
- Broken PVC piping to HVAC drain pan on roof

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 Division:

- Check for roof leaks and repair/replace ceiling, tiles etc. as appropriate
- Evaluate and repair HVAC system in order to lower the humidity level
- Evaluate PVC piping on roof and repair as appropriate

			IAQ As	sessment				
		Title I S	School		Evaluat	ion Requested	Decei	mber 2, 2004
Time of Day	10:15 am				I	Evaluation Date	Decei	mber 3, 2004
Outdoor Conditior	ns Tem	perature	81.3	Relative Hur	nidity 52	Ambie	nt CO2	432
	perature R	ange Rela	ative Humidity	Range	CO2	Ran	ge	# Occupants
149 & 149A	74.6 7 2	2 - 78	42	30% - 60%	938	< 1,000	PPM	2
Noticeable Odor	No		Visible water nage / staining		e microbial owth?	Amount of mat affected		
Ceiling Type	2x4 Lay Ir	١	Yes		No	One stai	ned ceili	ng tile
Wall Type	Tackable		No		No		None	
Flooring	Carpet		No		No		None	
	Clean	Minor Dust / Debris	Needs Cleaning	l	Corre	ctive Action Re	quired	
Ceiling	Νο	No	Yes		One	Stained Ceiling	Tile	
Walls	Yes	No	No					
Flooring	Yes	No	No					
HVAC Supply Gri	lls Yes	No	No					
HVAC Return Gril	ls Yes	No	No					
Ceiling at Supply Grills	Yes	Νο	No					
Surfaces in Room	Yes	Νο	No					

Findings:

- One stained ceiling tile

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 Division:

- Check for roof leaks and repair/replace ceiling tiles, etc. as appropriate

			IAQ As	sessment				
		Title	I School		Evalu	ation Requested	Dece	mber 2, 2004
Time of Day	2:20 pm					Evaluation Date	Dece	mber 2, 2004
Outdoor Cond	litions Te	emperature	81.3	Relative Hun	nidity 5	2 Ambie	nt CO2	432
Fish	Temperature	Range F	Relative Humidity	Range	CO2	Ran	ge	# Occupants
Site		72 - 78		30% - 60%		< 1,000) PPM	
Noticeable O	dor No		Visible water damage / staining		microbial owth?	Amount of ma affected	terial	
Ceiling Type								
Wall Type								
Flooring								
	Clean	Minor Du / Debris			Corr	rective Action Re	equired	
Ceiling								
Walls								
Flooring								
HVAC Supply	/ Grills							
HVAC Return	Grills							
Ceiling at Su Grills	pply							
Surfaces in R	oom							

Findings: - Dust and debris in duct work throughout entire facility

Physical Plant Operations Division: - Evaluate and clean duct work throughout entire facility