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Risk Management Department

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March 10, 2005

TO: Mr. Kenneth Fulop, Principal
Cross Creek School

FROM: Kenneth I. Partee, Project Manager, Occupational Health and Environmental
Control
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 501 and 713

On February 28, 2005 the IAQ Assessment Team conducted an assessment FISH 501 and 713 at **Cross Creek 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 754-321-3200.

cc: Dr. Joanne Harrison, Area Superintendent
Sharon Airaghi, Area Director
Jeffrey S. Moquin, Director, Risk Management
Raul Ascarrunz, Project Manager II, Facilities and Construction Management
LaFrances Trotter, Broward Teachers Union
Mark Dorsett, Manager 1, Physical Plant Operations Division, Zone 1
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division
Robert Krickovich, Project Manager II, Facilities and Construction Management

KP/tc
Enc.

IAQ Assessment

Cross Creek 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="501"/>	<input type="text" value="72.5"/>	<input type="text" value="72 - 78"/>	<input type="text" value="70"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="628"/>	<input 1,000="" ppm)"="" type="text" value("<=""/>	<input type="text" value="4"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="No"/>		<input type="text"/>		<input type="text" value="No"/>		<input type="text" value="None"/>	
Ceiling Type	<input type="text" value="2 x 4 Lay In"/>		<input type="text" value="No"/>	<input type="text" value="No"/>		<input type="text" value="None"/>	
Wall Type	<input type="text" value="Plaster/Lexan"/>		<input type="text" value="No"/>	<input type="text" value="Yes"/>		<input type="text" value="10' x 10'"/>	
Flooring	<input type="text" value="Tile"/>		<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="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Remove Lexan and clean with Wexcide disinfectant"/>
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 or replace as appropriate"/>
Surfaces in Room	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>

Observations

Findings:

- Visible microbial growth identified behind Lexan. Room is used for time out and the Lexan is 6' up the walls and moisture is getting trapped behind the Lexan. Children attack the walls and other surfaces.
- Dust and debris on HVAC supply and return grills
- Stained and dusty ceiling tiles
- Dust and debris on flooring
- Humidity level is elevated

Recommendations:

Site Based Maintenance:

- Clean HVAC supply and return grills with wexcide disinfectant solution
- Clean or replace ceiling tiles
- Clean and sanitize flooring
- 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:

- Clean microbial growth and install Wonder Board on all appropriate surfaces at least 7 feet high
- Evaluate and repair HVAC system in order to lower the humidity level

IAQ Assessment

Cross Creek School

Evaluation Requested

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Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="713"/>	<input type="text" value="73.2"/>	<input type="text" value="72 - 78"/>	<input type="text" value="60.07"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="795"/>	<input 1,000="" ppm)"="" type="text" value("<=""/>	<input type="text" value="4"/>
Noticeable Odor	<input type="text" value="No"/>		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="No"/>		<input type="text" value="No"/>		<input type="text" value="None"/>
Wall Type	<input type="text" value="Plaster/Lexan"/>		<input type="text" value="No"/>		<input type="text" value="Yes"/>		<input 10')"="" type="text" value("10'="" x=""/>
Flooring	<input type="text" value="Tile"/>		<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="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Remove Lexan and clean with Wexcide disinfectant"/>
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 or replace as appropriate"/>
Surfaces in Room	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>

Observations

Findings:	<ul style="list-style-type: none"> - Visible microbial growth identified behind Lexan. Room is used for time out and the Lexan is 6' up the walls and moisture is getting trapped behind the Lexan. Children attack the walls and other surfaces. - Dust and debris on HVAC supply and return grills - Stained and dusty ceiling tiles - Dust and debris on flooring
Recommendations:	
Site Based Maintenance:	<ul style="list-style-type: none"> - Clean HVAC supply and return grills with wexcide disinfectant solution - Clean or replace ceiling tiles - Clean and sanitize flooring - 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:	<ul style="list-style-type: none"> - Clean microbial growth and install Wonder Board on all appropriate surfaces at least 7 feet high