

Jeffrey S. Moquin, Director
Risk Management Department

Telephone: 754-321-3200
Facsimile: 754-321-3290

July 25, 2005

TO: Mr. John Vesey, Principal
Cypress Run Education Center

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 192

On July 22, 2005 the IAQ Assessment Team conducted an assessment of Portable 192 at **Cypress Run Education Center**. 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
Rigo Zubizarreta, 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, Coordinator, LEA, Facilities and Construction Management

KP/tc
Enc.

IAQ Assessment

Cypress Run Education Center

Evaluation Requested July 20, 2005

Time of Day 11:00 am

Evaluation Date July 22, 2005

Outdoor Conditions Temperature 89.9 Relative Humidity 62.7 Ambient CO2 494

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-192	72.6	72 - 78	45.7	30% - 60%	527	Max 700 > Ambient	1
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		8' x 8' section	
Ceiling Type		Wood		No		None	
Wall Type		Plaster/Sheet Rock		No		None	
Flooring		Tile		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	No	Yes	Replace stained section of ceiling
Walls	Yes	No	No	
Flooring	No	Yes	Yes	Clean and sanitize
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills				N/A
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:	<ul style="list-style-type: none"> - Ceiling is stained - Protimeter reads 20-25 on South wall (bookshelves) - Teacher's desk is adjacent to the door - Dust and debris on flooring, especially around perimeter of the room - Only one of the two HVAC units was operational at the time of assessment. Second unit was turned on during assessment. - Dust and debris on HVAC supply and return grills - Outside door needs painting
Recommendations:	
Site Based Maintenance:	<ul style="list-style-type: none"> - Consider moving teacher's desk so as not to be exposed to outside air when door is opened - Clean and sanitize flooring - Clean HVAC supply and return grills with Wexcide disinfectant solution - Paint outside door - 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"> - Evaluate for roof leak and repair/replace stained ceiling section - Evaluate South wall for leak and repair/replace as appropriate