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December 4, 2006

**Signature on File**

TO: Mr. Daniel Boegli, Principal  
**Sheridan Technical Center**

FROM: Robert J. Krickovich, Coordinator, LEA  
Facilities and Construction Management, Environmental Division

SUBJECT: Indoor Air Quality (IAQ) Assessment  
**FISH 110, 111, 113 and 209/210**

On November 20, 2006 I conducted an assessment of FISH 110, 111, 113 and 209/210 at **Sheridan Technical Center**. This evaluation included observations of the flooring system, ceiling tiles, false ceiling plenum, environmental surfaces, interior and exterior walls, and the accessible ventilation equipment. The detailed findings, along with the recommended corrective action can be found on the attached IAQ Assessment Worksheets.

The IAQ assessment did identify one or more existing conditions impacting IAQ and has generated appropriate work orders to correct deficiencies in systems and maintenance that could contribute to decreased indoor air quality. At the time of the assessment, these concerns were not an immediate health or safety concern 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 754-321-1638.

cc: Dr. Harry LaCava, Area Superintendent  
Fran Bolden, Area Director  
Jeffrey S. Moquin, Director, Risk Management  
Joe DeLillo, Project Manager, Facilities and Construction Management  
Diane Watts, Broward Teachers Union  
Mark Dorsett, Manager 1, Physical Plant Operations Division, Zone 1  
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division

RK/tc  
Enc.

# IAQ Assessment

Sheridan Technical Center

Location Number 1051  
 Evaluation Requested November 14, 2006  
 Evaluation Date November 20, 2006

Time of Day 12:35 pm

Outdoor Conditions      Temperature 65.8      Relative Humidity 44.6      Ambient CO2 500

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
110	72	72 - 78	47.3	30% - 60%	1386	Max 700 > Ambient	18
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		Yes		No		4 stained, 1 with visible growth	
Wall Type		No		No		None	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tiles
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills				N/A
Surfaces in Room	Yes	No	No	

**Observations**

**Findings:**  
 - Ceiling tiles along exterior wall are stained

**Recommendations:**

**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:**  
 - Remove and replace all ceiling tiles along exterior wall  
 - Evaluate roof of buildings 1, 3 and 12 and report back to Bob Krickovich

**Facilities and Construction Management:**  
 - Roof of buildings 1, 3 and 12 are in poor condition. Will await report from PPO if roofs can be repaired or will need to be replaced.  
 - FISH 461 in building 12 is in poor condition - plaster ceiling is severely water damaged  
 - FISH 462 in building 12 - EVERY ceiling tile is water stained and need to be replaced

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Sheridan Technical Center

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Time of Day 12:35 pm

Outdoor Conditions      Temperature 65.8      Relative Humidity 44.6      Ambient CO2 500

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
111	71	72 - 78	45.7	30% - 60%	657	Max 700 > Ambient	3
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		Yes		No		20 ceiling tiles	
Wall Type		No		No		None	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tiles
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant solution
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

## Observations

**Findings:**

- 20 stained ceiling tiles
- Flooring and wall at exterior door vision panel near door to FISH 110B is water stained
- Dust and debris on HVAC return grills
- Temperature was low at the time of the assessment

**Recommendations:**

**Site Based Maintenance:**

- Clean HVAC return grills with Wexcide disinfectant solution
- Adjust thermostat to increase temperature
- 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:**

- Remove and replace ceiling tiles as appropriate
- Evaluate roof of buildings 1, 3 and 12 and report back to Bob Krickovich

**Facilities and Construction Management:**

- Roof of buildings 1, 3 and 12 are in poor condition. Will await report from PPO if roofs can be repaired or will need to be replaced.

# IAQ Assessment

Location Number 1051  
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 Evaluation Date November 20, 2006

Sheridan Technical Center

Time of Day 12:35 pm

Outdoor Conditions      Temperature 65.8      Relative Humidity 44.6      Ambient CO2 500

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
113	70.4	72 - 78	45.3	30% - 60%	657	Max 700 > Ambient	20
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		Yes		Yes		20 stained, 1 with visible growth	
Wall Type		Yes		No		At exterior door vision panel	
Flooring		Yes		No		At exterior door vision panel	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tiles
Walls	No	Yes	Yes	Repair/replace as appropriate
Flooring	No	Yes	Yes	Repair/replace as appropriate
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant solution
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

**Observations**

**Findings:**

- 20 stained ceiling tiles and 1 ceiling tile with visible microbial growth
- Flooring and wall at exterior door vision panel near door to FISH 110B is water stained
- Dust and debris on HVAC return grills
- Temperature was low at the time of the assessment

**Recommendations:**

**Site Based Maintenance:**

- Clean HVAC return grills with Wexcide disinfectant solution
- Adjust thermostat to increase temperature
- 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:**

- Remove and replace ceiling tiles as appropriate
- Evaluate and repair cause of water damage at exterior door vision panel (vision panel has rust stains)
- Evaluate roof of buildings 1, 3 and 12 and report back to Bob Krickovich

**Facilities and Construction Management:**

- Roof of buildings 1, 3 and 12 are in poor condition. Will await report from PPO if roofs can be repaired or will need to be replaced.

# IAQ Assessment

Location Number 1051  
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Sheridan Technical Center

Time of Day 12:35 pm

Outdoor Conditions      Temperature 65.8      Relative Humidity 44.6      Ambient CO2 500

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
210	69.1	72 - 78	43.3	30% - 60%	552	Max 700 > Ambient	3
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		Yes	No	20 Ceiling Tiles at Supply Grills		
Wall Type	Plaster		No	No	None		
Flooring	12 x 12 Vinyl		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tiles
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant solution
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant solution
Ceiling at Supply Grills	No	Yes	Yes	Remove and replace ceiling tiles
Surfaces in Room	Yes	No	No	

**Observations**

**Findings: FISH 209 and 210**

- FISH 209 and 210 are separated by a folding partition wall that is blocked open so should be treated as one room
- 20 stained ceiling tiles around supply grills are heavily stained with visible microbial growth
- Dust and debris on HVAC supply and return grills
- Temperature was low at the time of the assessment

**Recommendations:**

**Site Based Maintenance:**

- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Adjust thermostat to increase temperature
- 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:**

- FISH 209 and 210 are separated by a folding partition wall that is blocked open so should be treated as one room. Remove and replace all ceiling tiles around supply grills
- Evaluate and repair insulation on supply ducts as necessary
- Evaluate roof of buildings 1, 3 and 12 and report back to Bob Krickovich

**Facilities and Construction Management:**

- Roof of buildings 1, 3 and 12 are in poor condition. Will await report from PPO if roofs can be repaired or will need to be replaced.