

Jeffrey S. Moquin, Director
Risk Management Department

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

March 10, 2006

Signature on File

TO: Ms. Linda Wilhoit, Principal
Dave Thomas Education Center

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
Building 2

On **March 6, 2006** a member of the IAQ Assessment Team, a representative from Physical Plant Operations and a Project Manager conducted an assessment of Building 2 at **Dave Thomas Education Center** to investigate reported odors. 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.

The IAQ assessment did identify one or more existing conditions significantly impacting IAQ. 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 754-321-3200.

cc: Dr. Harry LaCava, Area Superintendent
Fran Bolden, Area Director
Jeffrey S. Moquin, Director, Risk Management
Philip Kaufold, Project Manager, Facilities and Construction Management
Greg Boardman, Project Manager, Facilities and Construction Management
Ruby Fitzgerald, 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

Location Number

Dave Thomas Education Center

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="Bldg 2"/>	<input type="text"/>	<input type="text" value="72 - 78"/>	<input type="text"/>	<input type="text" value="30% - 60%"/>	<input type="text"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text"/>
Noticeable Odor		<input type="text" value="Yes"/>	Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	<input type="text"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>			
Wall Type	<input type="text"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>			
Flooring	<input type="text"/>	<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="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Flooring	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
HVAC Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
HVAC Return Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Ceiling at Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Surfaces in Room	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>

Observations

Findings:
 - Odor was detected in building and source of odor could not be identified. Combustible Gas Indicator was used.

Recommendations:

Site Based Maintenance:
 - Continue to monitor this location

Physical Plant Operations:
 - Revisit building after A/C has been off for the weekend and use Combustible Gas Indicator to try to identify source of odor.

Facilities and Construction Management:
 - Project Manager to follow up on source of odor with contractor due to the fact that building is still under warranty.