

Jeffrey S. Moquin, Director
Risk Management Department

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

October 24, 2006

Signature on File

TO: Ms. Tracy Lockhart-Talley, Principal
Dave Thomas Education Center - West

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 207 and 237

On October 23, 2006 I conducted an assessment of FISH 207 and 237 at **Dave Thomas Education Center - West**. This evaluation included observations of the flooring system, ceiling tiles, false ceiling plenum, environmental surfaces, interior and exterior walls, and the accessible ventilation equipment. Additionally, environmental parameter measurements were taken to include temperature, relative humidity, and carbon dioxide. The detailed findings, along with the recommended corrective action can be found on the attached IAQ Assessment Worksheets.

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 754-321-1638.

cc: Dr. Harry LaCava, Area Superintendent
Willie Dudley, Area Director
Jeffrey S. Moquin, Director, Risk Management
Joe DeLillo, 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

RK/tc
Enc.

IAQ Assessment

Location Number 2031
 Evaluation Requested October 19, 2006
 Evaluation Date October 23, 2006

Dave Thomas Education Center West

Time of Day 1:25 pm

Outdoor Conditions Temperature 90.1 Relative Humidity 51.2 Ambient CO2 490

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
207	69.4	72 - 78	66.1	30% - 60%	482	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Drywall		No	No	None		
Flooring	12 x 12 Vinyl		Yes	No	At back door		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

Observations

Findings:

- 26 Dell computers and 2 Lexmark printers in the room
- Room is exceptionally clean
- Minor water staining on floor and door sill at the back door. The wall material around the door is dry. Staining appears to be from water intrusion under the door.
- Temperature was low and humidity level was slightly elevated.

Recommendations:

Site Based Maintenance:

- Recognition of site based custodial staff for the exceptional cleanliness of the room.
- Adjust thermostat to increase temperature and lower humidity level. Continue to monitor condition and initiate a work order to Physical Plant Operations to evaluate the HVAC system if temperature does not improve.
- 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:

- Evaluate need for eye brow/awning at back door to prevent water intrusion

IAQ Assessment

Dave Thomas Education Center West

Location Number
 Evaluation Requested
 Evaluation Date

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="237"/>	<input type="text" value="74.6"/>	<input type="text" value="72 - 78"/>	<input type="text" value="51.6"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="706"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="2"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="No"/>		<input type="text" value="No"/>		<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="Drywall"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		
Flooring	<input type="text" value="12 x 12 Vinyl"/>		<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:

- 26 Dell computers and 2 Lexmark printers in the room
- Room is exceptionally clean
- Minor water staining on wall on the side of the window sill. The walls, windows and sills are dry. Staining appears to be from cleaning of the window sills.

Recommendations:

Site Based Maintenance:

- Recognition of site based custodial staff for the exceptional cleanliness of the room.
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate