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May 30, 2006

Signature on File

TO: Ms. Jane Coffman, Principal
Bayview Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 101M

On May 22, 2006 I conducted an assessment of FISH 101M and surrounding areas at **Bayview Elementary School**. 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.

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. Verda Farrow, Area Superintendent
Dr. Roberta Insel, Area Director
Jeffrey S. Moquin, Director, Risk Management
Matt Decker, Project Manager, Facilities and Construction Management
Dane Ramson, 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

Bayview Elementary School

Location Number 0641
 Evaluation Requested May 18, 2006
 Evaluation Date May 22, 2006

Time of Day 2:25 pm

Outdoor Conditions Temperature 87.2 Relative Humidity 63.4 Ambient CO2 442

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
101M	75.8	72 - 78	47.2	30% - 60%	666	Max 700 > Ambient	2
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		Yes	No	See Below		
Wall Type	Drywall		No	No	None		
Flooring	Carpet		No	No	None		

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

Observations

Findings:

- HP fax machine in room and large printer on table behind desk
- Dust and debris on HVAC return grills
- Dust build up on wall surfaces behind cabinets
- One stained ceiling tile in FISH 101M (at door to 101N)
- One stained ceiling tile in FISH 101N
- One stained ceiling tile in corridor 003 outside of FISH 101L
- Two stained ceiling tiles in FISH 101L (visible microbial growth)
- Water damaged wall at window in FISH 101L

Recommendations:

Site Based Maintenance:

- Move large printer from behind desk
- Clean HVAC supply grills with Wexcide disinfectant solution and clean ceiling at HVAC supply grills as appropriate
- Clean wall surfaces as appropriate
- 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 cause of stained ceiling tiles in FISH 101L, 101M, 101N and in corridor 003 (outside of FISH 101L) and repair. Remove and replace stained ceiling tiles as appropriate in all areas listed.
- Evaluate cause of water damaged wall at window in FISH 101L and repair. Replace damaged wall material as necessary.