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September 21, 2005

Signature on File

TO: Mr. Chris Carney, Principal
Bennett Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 704, 705, 706 and 707

On August 15, 2005 the IAQ Assessment Team conducted an assessment of FISH 704, 705, 706 and 707 at **Bennett Elementary School**. 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. Verda Farrow, Area Superintendent
Dr. Roberta Insel, Area Director
Jeffrey S. Moquin, Director, Risk Management
Dave A. Archer, Project Manager III, Facilities and Construction Management
Jerrod Neal, 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 0201
 Evaluation Requested August 11, 2005
 Evaluation Date August 15, 2005

Bennett Elementary School

Time of Day 10:00 am

Outdoor Conditions Temperature 89.2 Relative Humidity 73.8 Ambient CO2 501

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
704/707	72.4	72 - 78	76.7	30% - 60%	493	Max 700 > Ambient	2
Noticeable Odor	Yes		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 X 4 Lay In		Yes	Yes	6' x 10'		
Wall Type	Drywall		No	No	None		
Flooring	Tile		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Replace as appropriate
Walls	No	Yes	Yes	Clean with Wexcide disinfectant
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	No	Yes	Yes	Replace as appropriate
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings: EQ00467

- Visible microbial growth on AHU in FISH 704 and 707
- AHU's in FISH 704 and 707 leaking
- Ceiling tiles are saturated and falling from ceiling (FISH 704 and 707)
- Dust and debris on HVAC supply and return grills (FISH 704 and 707)
- Dust and debris on floor (FISH 704 and 707)
- Humidity level elevated

Recommendations:

Site Based Maintenance:

- Clean walls with Wexcide disinfectant solution
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Clean and sanitize floor
- 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:

- Evaluate and repair/replace AHU's in FISH 704 and 707 for microbial growth and leaks
- Replace ceiling tiles as necessary for staining, water damage, etc.
- Evaluate and repair HVAC system to lower humidity level

IAQ Assessment

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Bennett Elementary School

Time of Day 10:00 am

Outdoor Conditions Temperature 89.2 Relative Humidity 73.8 Ambient CO2 501

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
705	75	72 - 78	69.8	30% - 60%	568	Max 700 > Ambient	1
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		3 ceiling tiles	
Ceiling Type	2 X 4 Lay In		Yes	No	3 ceiling tiles		
Wall Type	Drywall		No	No	None		
Flooring	Tile		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Replace as appropriate
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	Yes	No	No	
Surfaces in Room	Yes	No	No	

Observations

Findings: Book Storage

- Stained ceiling tiles (left rear of room)
- Dust and debris on HVAC supply and return grills
- Dust and debris on floor
- Humidity level elevated

Recommendations:

Site Based Maintenance:

- Remove and replace stained ceiling tiles
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Clean and sanitize floor
- 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:

- Evaluate and repair HVAC system to lower humidity level

IAQ Assessment

Location Number 0201
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Bennett Elementary School

Time of Day 10:00 am

Outdoor Conditions Temperature 89.2 Relative Humidity 73.8 Ambient CO2 501

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
706	78.2	72 - 78	71	30% - 60%	590	Max 700 > Ambient	1
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 X 4 Lay In		Yes	No	3 ceiling tiles		
Wall Type	Drywall		No	No	None		
Flooring	Tile		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Replace as appropriate
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant
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:

- Stained ceiling tiles
- Dust and debris on HVAC supply and return grills
- Humidity level and temperature elevated
- Cooper water line in false ceiling plenum dripping

Recommendations:

Site Based Maintenance:

- Remove and replace stained ceiling tiles
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- 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:

- Evaluate and repair/replace cooper water line in false ceiling plenum for dripping
- Evaluate and repair HVAC system to lower temperature and humidity level