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December 23, 2005

**Signature on File**

TO: Mrs. Cheri Zahn, Principal  
**Croissant Park Elementary School**

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

SUBJECT: Indoor Air Quality (IAQ) Assessment  
FISH 753

On October 14, 2005 the IAQ Assessment Team conducted an assessment of FISH 753 at **Croissant Park 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  
Matt Decker, Project Manager, 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 0221  
 Evaluation Requested October 5, 2005  
 Evaluation Date October 14, 2005

Croissant Park Elementary School

Time of Day 9:10 am

Outdoor Conditions      Temperature 85.4      Relative Humidity 70.2      Ambient CO2 548

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
753	70.7	72 - 78	54.9	30% - 60%	816	Max 700 > Ambient	18
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		Yes		No		3 ceiling tiles	
Wall Type		Yes		No		1 square foot (West wall)	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Replace stained ceiling tile
Walls	No	Yes	Yes	Repair/replace wall as necessary
Flooring	No	Yes	Yes	Clean and sanitize
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	Clean as appropriate

## Observations

**Findings:**

- 3 stained ceiling tiles
- Visible microbial growth under left window between center and right panes - saturated 80%
- Heavy stains and dirt on brown rug in story area
- Heavy dust and debris and marks on floor where furniture was previously located
- Dust and debris on environmental surfaces

**Recommendations:**

**Site Based Maintenance:**

- Thoroughly clean brown rug in story area
- Clean and sanitize floor
- Clean environmental 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 Division:**

- Evaluate for cause of stained ceiling tiles and repair as necessary. Replace stained ceiling tiles as necessary.
- Evaluate for cause of water intrusion at wall. Possible source of water intrusion may be a gap at the rear of the modular unit where water is wicking up to the window.
- Repair/replace water damaged wall material (under left window between center and right panes - saturated 80%)