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March 7, 2006

**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 755

On March 3, 2006 the IAQ Assessment Team conducted an assessment of FISH 755 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 March 2, 2006  
 Evaluation Date March 3, 2006

Croissant Park Elementary School

Time of Day 1:05 pm

Outdoor Conditions      Temperature 85.6      Relative Humidity 45.7      Ambient CO2 541

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
755	74.9	72 - 78	69.7	30% - 60%	578	Max 700 > Ambient	1
Noticeable Odor	Yes		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		Yes	No	4 ceiling tiles		
Wall Type	Plaster		Yes	Yes	2' x 4'		
Flooring	Tile		Yes	No	Various		

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

## Observations

### Findings: Room is currently not being used

- Visible microbial growth on wall under emergency exit
- 4 stained ceiling tiles
- Visible microbial growth in false ceiling plenum at conduit entry points above whiteboard
- Dust and debris on floor
- Dust and debris on HVAC supply grills
- Dust build up on environmental surfaces throughout the room
- Coated paper on walls
- Humidity level was elevated at the time of the assessment

### Recommendations:

#### Site Based Maintenance:

- Clean HVAC supply grills with Wexcide disinfectant solution
- Thoroughly clean and sanitize floor
- Thoroughly clean environmental surfaces throughout the room
- Remove coated paper from walls
- 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 wall under emergency exit for source of water intrusion and repair as appropriate. Remove and replace wall material as necessary
- Evaluate false ceiling plenum for leaks and repair as appropriate. Replace ceiling tiles as necessary.
- Evaluate and repair HVAC system to lower humidity level