

Jeffrey S. Moquin, Director
Risk Management Department

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

September 21, 2006

Signature on File

TO: Ms. Donna Patton, Principal
Dania Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 001J, 105, 106, 107, 108 and 109

On September 7, 2006 I conducted a follow up assessment of FISH 001J, 105, 106, 107, 108 and 109 at **Dania Elementary School**. The assessment consisted of a reevaluation walkthrough of the previously identified areas to assess the current condition of the location with regard to indoor air quality. This assessment included reviewing previously generated work orders as well as observations of the areas of concern as stated in the IAQ Assessment performed on July 15, 2005 by me. Attached are the findings of this assessment along with recommendations for further assessment, remediation, or corrective actions, if needed.

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: Sam Gregg, Area Superintendent
Margaret Underhill, Area Director
Jeffrey S. Moquin, Director, Risk Management
Bob Sharps, Project Manager, Facilities and Construction Management
Diane Watts, 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 0101
 Evaluation Requested September 7, 2006
 Evaluation Date September 7, 2006

Dania Elementary School

Time of Day 11:00 am

Outdoor Conditions Temperature 92.2 Relative Humidity 57 Ambient CO2 497

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
001J	73.2	72 - 78	47.5	30% - 60%	1025	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	Carpet		No	No	None		

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

Observations

Findings: (corridor)

- Water cooler at end of corridor. Trap is wet and no visible staining on floor or walls.
- Water heater in FISH 105A at the end of the corridor. No signs of leaks.
- Sink in the clinic next to the corridor has and under the cabinet vent and sink in the work room on the other side of the corridor also has under the cabinet vent.
- Complaint of strong odor after heavy rain at the end of corridor near FISH 105
- Windows on both sides of the exterior door of FISH 105 have water damage.
- Also checked FISH 106, 107, 108 and 109 and all windows show signs of water damaged. Previously reported in July 2005 work order EQ00442.

Recommendations:

Site Based Maintenance:

- 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 all windows in FISH 105, 106, 107, 108 and 109 for replacement. See previous work order EQ00442.