

Jeffrey S. Moquin, Director
Risk Management Department

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

June 17, 2005

TO: Mr. Robert Schneider, Principal
Davie Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 131

On June 10, 2005 the IAQ Assessment Team conducted an assessment of FISH 131 at **Davie 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 754-321-1638.

cc: Sam Gregg, Area Superintendent
Margaret Underhill, Area Director
Jeffrey S. Moquin, Director, Risk Management
Bertram Lewars, Project Manager II, 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

Davie Elementary School

Evaluation Requested May 27, 2005

Time of Day 12:20 pm

Evaluation Date June 10, 2005

Outdoor Conditions Temperature 79 Relative Humidity 91.5 Ambient CO2 439

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
131	71	72 - 78	59.4	30% - 60%	453	Max 700 > Ambient	1
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		2 tiles with small stains	
Ceiling Type	2x4 Lay In		Yes	No	2 tiles with small stains		
Wall Type	Tack Board		No	No	None		
Flooring	Vinyl Tile		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	No	Yes	Yes	Clean with Wexcide disinfectant
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills				N/A (through light fixtures)
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

Observations

Findings:

- Brown staining visible on walls - wipes off with wet paper towel. No moisture detected in walls (8%).
- Two stained ceiling tiles
- Humidity is close to high end of range

Recommendations:

Site Based Maintenance:

- Clean walls with Wexcide disinfectant solution and monitor for return of staining
- Replace stained ceiling tiles
- 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 adjust HVAC to lower humidity level