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January 19, 2007

Signature on File

TO: Ms. Gladys Donovan, Principal
Driftwood Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 804

On January 18, 2007 Richard Rosa conducted a follow up assessment of FISH 804 at **Driftwood 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 Assessments performed on November 10, 2005 and February 2, 2006. 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 0721
 Evaluation Requested January 17, 2007
 Evaluation Date January 18, 2007

Driftwood Elementary School

Time of Day 9:45 am

Outdoor Conditions Temperature 79.2 Relative Humidity 62 Ambient CO2 432

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
804	71.3	72 - 78	66.9	30% - 60%	865	Max 700 > Ambient	22
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	Tackboard		No	No	None		
Flooring	12 x 12 Vinyl		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	Yes	No	No	
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- Both exterior doors were wide open at the time of the assessment
- Visible microbial growth behind the vinyl sheeting of the tackable wall material in the Southwest corner of the room and above the backsplash of the cabinets. Tackboard wall surface was dry when probed.
- Dust and debris on HVAC return grills
- Minor dust build up and cobwebs on elevated surfaces and walls and in low corner areas

Recommendations:

Site Based Maintenance:

- Encourage occupants to keep doors and windows closed. Open doors and windows allow humid untreated air into occupied environment.
- Clean HVAC return grills with Wexcide disinfectant solution. Return grills were cleaned at the time of the assessment.
- Clean elevated surfaces and walls and low corner areas
- 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 possible water intrusion on the entire Southwest wall. Possible water intrusion through expansion joint. Remove and replace cabinets on Southwest wall and remove adjacent tackable surfaces in Southwest corner above cabinets and replace with approved wall material.