RISK
MANAGEMENT…   managing risk with responsibility

Jeffrey S. Moquin, Director   Telephone: 754-321-3200
Risk Management Department   Facsimile: 754-321-3290

May 12, 2006   Signature on File

TO: Mr. Eliott Tillinger, Principal
               Everglades Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
               FISH 150

On May 9, 2006 I conducted an assessment of FISH 150 at **Everglades Elementary School**. This evaluation included observations of the flooring system, ceiling tiles, false ceiling plenum, environmental surfaces, interior and exterior walls, and the accessible ventilation equipment. Additionally, environmental parameter measurements were taken to include temperature, relative humidity, and carbon dioxide. The detailed findings, along with the recommended corrective action can be found on the attached IAQ Assessment Worksheets.

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 754-321-3200.

cc: Dr. Verda Farrow, Area Superintendent
       David Goldstein, Area Director
       Jeffrey S. Moquin, Director, Risk Management
       Gerry Usallan, Project Manager, Facilities and Construction Management
       Ralph Eckhardt, 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.

The School Board of Broward County, Florida

IAQ Assessment

Everglades Elementary School

Location Number	2942	
Evaluation Requested	May 5, 2006	

Time of Day 1:00 pm

Evaluation Date May 9, 2006

Outdoor Conditions   **Temperature** 94.4   **Relative Humidity** 44.9   **Ambient CO2** 515

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
150	72.6	**72 - 78**	54.8	**30% - 60%**	864	**Max 700 > Ambient**	1

Noticeable Odor No

		Visible water damage / staining?	Visible microbial growth?	Amount of material affected
Ceiling Type	2 x 4 Lay In	Yes	No	1 ceiling tile
Wall Type	Plaster	No	No	None
Flooring	Tile	No	No	None

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Replace one ceiling tile
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant
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:
- One stained ceiling tile
- Dust and debris on HVAC supply and return grills
- Dust build up on environmental surfaces
- Dust and debris on range hood
- Humidity level was elevated over outside reading

Recommendations:
Site Based Maintenance:
- Remove and replace stained ceiling tile
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Clean environmental surfaces throughout the room
- Clean range hood
- 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 HVAC system for proper operation and repair as appropriate to lower humidity level