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March 10, 2005

TO: Ms. Wanda Ross, Principal
Indian Trace Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 301

On March 1, 2005 the IAQ Assessment Team conducted an assessment FISH 301 at **Indian Trace 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
Dave Goldstein, Area Director
Jeffrey S. Moquin, Director, Risk Management
David DeWald, Project Manager II, 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, Project Manager II, Facilities and Construction Management

KP/tc
Enc.

IAQ Assessment

Indian Trace Elementary School

Evaluation Requested February 28, 2005

Time of Day 1:40 pm

Evaluation Date March 1, 2005

Outdoor Conditions Temperature 77.4 Relative Humidity 34.6 Ambient CO2 463

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
301	78.1	72 - 78	51.1	30% - 60%	763	< 1,000 PPM	19
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		No		No		None	
Flooring		Yes		No		Entire Carpet	

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

Observations

Findings:

- Bookcase next to West door was wet and has slight growth on bottom of leg
- Carpet has musty odor and has been wet on several occasions from window and door leaks that have been repaired
- Dust and debris on HVAC supply and return grills
- Stained and dusty ceiling tiles
- Thick layer of dust on air handler unit (Z000000000000484)

Recommendations:

Site Based Maintenance:

- Replace bookcase next to West door
- Clean and sanitize carpeting and use an authorized spot cleaner and shampoo regularly after cleaning
- Clean HVAC supply and return grills with wexcide disinfectant solution
- Clean or replace 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 clean air handler unit