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October 12, 2005

**Signature on File**

TO: Ms. Kellee Stroup, Principal  
**McNab Elementary School**

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

SUBJECT: Indoor Air Quality (IAQ) Assessment  
FISH 315 and 354

On September 21, 2005 the IAQ Assessment Team conducted an assessment of FISH 315 and 354 at **McNab 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: Dr. Joanne Harrison, Area Superintendent  
Jackie Haywood, Area Director  
Jeffrey S. Moquin, Director, Risk Management  
Jack Cooper, Senior Project Manager, Facilities and Construction Management  
LaFrances Trotter, 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 0841  
 Evaluation Requested September 19, 2005  
 Evaluation Date September 21, 2005

McNab Elementary School

Time of Day 2:45 pm

Outdoor Conditions      Temperature 89.3      Relative Humidity 67.3      Ambient CO2 418

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
315	74.1	72 - 78	55.7	30% - 60%	675	Max 700 > Ambient	4
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		Yes		No		7 Ceiling tiles	
Wall Type		No		No		None	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	
Walls	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	
Flooring	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	
HVAC Supply Grills	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	Clean with Wexcide disinfectant
HVAC Return Grills	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	
Surfaces in Room	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	Clean as appropriate

**Observations**

**Findings:**

- Cobwebs in corners and dust on environmental surfaces
- Non-approved SBBC chemicals under sink (Lysol, Clorox)
- Sink cabinet needs to be caulked
- 7 ceiling tiles and side of restroom wall at range disconnect are stained
- Visible condensation and microbial growth inside cabinet over range hood

**Recommendations:**

**Site Based Maintenance:**

- Thoroughly clean surfaces throughout the room
- Remove non-approved chemicals from room
- 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 repair cause of stained ceiling tiles and replace ceiling tiles as appropriate
- Evaluate and repair cause of water stains on side of restroom wall at range disconnect and repair/replace wall as appropriate
- Evaluate and repair cause of condensation and microbial growth inside cabinet over range hood and clean or replace cabinets as appropriate
- Remove and replace caulking on sink cabinet to back splash

# IAQ Assessment

Location Number

McNab Elementary School

Evaluation Requested

Time of Day

Evaluation Date

Outdoor Conditions      Temperature       Relative Humidity       Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="354"/>	<input type="text" value="70.4"/>	<input type="text" value="72 - 78"/>	<input type="text" value="43.7"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="562"/>	<input type="text" value="Max 700 &gt; Ambient"/>	<input type="text" value="4"/>
Noticeable Odor	<input type="text" value="No"/>		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	<input type="text" value="2 x 4 Lay In"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		
Wall Type	<input type="text" value="Drywall"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		
Flooring	<input type="text" value="12 x 12 Vinyl"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Walls	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Flooring	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
HVAC Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
HVAC Return Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Ceiling at Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Surfaces in Room	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>

**Observations**

**Findings:**  
 - Complaint of odor was received on 10/3/05. There was no odor detected on the date of the assessment.  
 - Returned on 10/10/05 at 6:30 a.m. and there was no odor detected at that time

**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