

Jeffrey S. Moquin, Director
Risk Management Department

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

August 17, 2006

Signature on File

TO: Ms. Kellee Stroup, Principal
McNab Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 403

On August 2, 2006 I conducted an assessment of FISH 403 at **McNab 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. Joanne Harrison, Area Superintendent
Jackie Haywood, Area Director
Jeffrey S. Moquin, Director, Risk Management
Dave Archer, Project Manager, Facilities and Construction Management
Jamie Daniels, 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.

IAQ Assessment

Location Number 0841
 Evaluation Requested August 2, 2006
 Evaluation Date August 2, 2006

McNab Elementary School

Time of Day 1:00 pm

Outdoor Conditions Temperature 90.6 Relative Humidity 62.4 Ambient CO2 652

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
403	83.4	72 - 78	69.1	30% - 60%	530	Max 700 > Ambient	1
Noticeable Odor	Yes		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		Yes	No	4 ceiling tiles		
Wall Type	Plaster		Yes	Yes	2 walls - 2' x 4'		
Flooring	Tile		No	No	None		

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

Observations

Findings:

- Visible microbial growth on North and West wall
- Elevated moisture in wall at door to FISH 403A (protimeter 20-40)
- Bottom of rear and left wall damaged
- 4 stained ceiling tiles
- Dust build up on floor
- Dust build up on environmental surfaces
- Dust and debris on HVAC supply grill
- Temperature and humidity were elevated at the time of the assessment. A/C was not on.

Recommendations:

Site Based Maintenance:

- Clean North and West wall with Wexcide disinfectant solution
- Remove and replace stained ceiling tiles
- Clean and sanitize floor
- Thoroughly clean environmental surfaces
- Clean HVAC supply grill with Wexcide disinfectant solution
- 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 wall at door to FISH 403A for elevated moisture and repair as appropriate. Repair/replace wall material as appropriate.
- Repair bottom of rear and left wall
- Evaluate HVAC for proper operation and repair and clean as appropriate

Facilities and Construction Management:

- Project Manager to advise Physical Plant Operations of warranty status