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Risk Management Department

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July 29, 2005

TO: Ms. Michaelle Valbrun-Pope, Principal
North Side Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 905 and 955

On July 26, 2005 the IAQ Assessment Team conducted an assessment of FISH 905 and 955 at **North Side 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
Dr. Roberta Insel, Area Director
Jeffrey S. Moquin, Director, Risk Management
Dave A. Archer, Project Manager II, Facilities and Construction Management
Dane Ramson, 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

North Side Elementary School

Evaluation Requested July 25, 2005

Time of Day 10:35 am

Evaluation Date July 26, 2005

Outdoor Conditions Temperature 86.5 Relative Humidity 74.1 Ambient CO2 489

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
905	82.5	72 - 78	63.1	30% - 60%	519	Max 700 > Ambient	1
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		Yes		Yes		Front half of ceiling	
Wall Type		No		No		None	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Clean/repair as appropriate
Walls	No	Yes	Yes	Clean as appropriate
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: Girls Restroom

- A/C was off at the time of assessment
- Visible microbial growth and staining on ceiling and plaster is bubbling and peeling
- Dust and debris on HVAC return grills

Recommendations:

Site Based Maintenance:

- Clean HVAC return grills with Wexcide disinfectant solution
- Clean all surfaces as appropriate
- 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 for leaks and repair ceiling as appropriate
- See assessment for Mechanical Room 955 for HVAC

IAQ Assessment

North Side Elementary School

Evaluation Requested July 25, 2005

Time of Day 10:35 am

Evaluation Date July 26, 2005

Outdoor Conditions Temperature 86.5 Relative Humidity 74.1 Ambient CO2 489

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
955	83.1	72 - 78	68.7	30% - 60%	603	Max 700 > Ambient	1
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		No		No		None	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Flooring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
HVAC Supply Grills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
HVAC Return Grills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceiling at Supply Grills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Surfaces in Room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Observations

Findings: Mechanical Room

- Visible microbial growth on AHU filters
- Water on floor outside of unit
- Water inside motor cabinet

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

Physical Plant Operations Division:

- Evaluate and repair AHU unit to control condensate and clean up water in motor cabinet and outside of room

Note - Work order J140260 was generated on 7/22/05 for the leaking AHU unit