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February 12, 2007

Signature on File

TO: Ms. Joanne Krisel, Principal
Oakland Park Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 301A

On January 25, 2007 I conducted an assessment of FISH 301A at **Oakland Park 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 754-321-1638.

cc: Dr. Harry LaCava, Area Superintendent
Toni Weissberg, Area Director
Jeffrey S. Moquin, Director, Risk Management
Robert Goode, Project Manager, 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

RK/tc
Enc.

IAQ Assessment

Location Number 0031

Oakland Park Elementary School

Evaluation Requested January 24, 2007

Time of Day 1:00 pm

Evaluation Date January 25, 2007

Outdoor Conditions Temperature 82.1 Relative Humidity 74.2 Ambient CO2 485

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
301A	77.4	72 - 78	48.2	30% - 60%	512	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		Yes		6 square feet	
Ceiling Type	Drywall		Yes	Yes	6 square feet		
Wall Type	Ceramic Tile		No	No	None		
Flooring	Ceramic Tile		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling material
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills				N/A
HVAC Return Grills				N/A
Ceiling at Supply Grills				N/A
Surfaces in Room	Yes	No	No	

Observations

Findings:

- Visible microbial growth and water damage on ceiling
- HFSP stated that the roof repairs have been completed and a work order was called in to repair the ceiling

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:

- Verify that roof leak has been repaired and expedite the replacement of the ceiling material. After roof repairs were completed a work order was initiated to repair the ceiling.