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July 25, 2005

TO: Ms. Amada Walker, Principal  
**Silver Palms Elementary School**

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

SUBJECT: Indoor Air Quality (IAQ) Assessment  
FISH 752

On July 21, 2005 the IAQ Assessment Team conducted an assessment of FISH 752 at **Silver Palms 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: Sam Gregg, Area Superintendent  
Pat Dixon, Area Director  
Jeffrey S. Moquin, Director, Risk Management  
Angelino Garcia, Project Manager II, Facilities and Construction Management  
Steve Feldman, 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

Silver Palms Elementary School

Evaluation Requested July 21, 2005

Time of Day 8:25 am

Evaluation Date July 21, 2005

Outdoor Conditions      Temperature 86.1      Relative Humidity 89.2      Ambient CO2 561

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
752	70.2	72 - 78	60.8	30% - 60%	560	Max 700 > Ambient	3
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		Yes		No		3 ceiling tiles	
Wall Type		Yes		Yes		2' x 10' section	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	No	Yes	Replaced ceiling tiles
Walls	No	No	Yes	Replace moisture impacted plaster
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:

- One stained ceiling tile, one sagging ceiling tile and one broken ceiling tile
- 2' x 10' section of wall has moisture impact and 2' x 4' section is covered with microbial growth
- Dust and debris on HVAC return grills
- Window frames are rusting
- Humidity is slightly elevated

### Recommendations:

#### Site Based Maintenance:

- Replace 3 ceiling tiles
- Clean HVAC return grills 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 Division:

- Evaluate for leak at wall/window and repair/replace plaster as appropriate
- Evaluate windows/frames and repair/replace as appropriate
- Evaluate and repair HVAC to lower humidity level