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Risk Management Department

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October 12, 2005

Signature on File

TO: Ms. Nancy Seiler, Principal
Tamarac Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 116 and 153

On September 19, 2005 the IAQ Assessment Team conducted an assessment of FISH 116 and 153 at **Tamarac 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. Joanne Harrison, Area Superintendent
Jackie Haywood, Area Director
Jeffrey S. Moquin, Director, Risk Management
Philip Kaufold, Project Manager II, Facilities and Construction Management
Gary Itzkowitz, 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 2621
 Evaluation Requested September 16, 2005
 Evaluation Date September 19, 2005

Tamarac Elementary School

Time of Day 11:50am

Outdoor Conditions Temperature 88.1 Relative Humidity 57.1 Ambient CO2 501

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
116	74.3	72 - 78	54.3	30% - 60%	1092	Max 700 > Ambient	35
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Drywall		Yes	No	30 feet		
Flooring	Carpet		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace 3 ceiling tiles
Walls	No	Yes	Yes	Clean as appropriate
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

Observations

Findings: Media Center

- 30-60% moisture content at baseboard
- Dust and debris on walls
- 3 stained ceiling tiles

Recommendations:

Site Based Maintenance:

- Clean walls 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 and repair cause of moisture at baseboards
- Evaluate and repair cause of stained ceiling tiles and replace ceiling tiles as necessary

IAQ Assessment

Location Number
 Evaluation Requested
 Evaluation Date

Tamarac Elementary School

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="153"/>	<input type="text"/>	<input type="text" value="72 - 78"/>	<input type="text"/>	<input type="text" value="30% - 60%"/>	<input type="text"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="No"/>		<input type="text"/>		<input type="text"/>		<input type="text"/>	
Ceiling Type	<input type="text"/>		<input type="text"/>	<input type="text"/>	<input type="text"/>		
Wall Type	<input type="text"/>		<input type="text"/>	<input type="text"/>	<input type="text"/>		
Flooring	<input type="text"/>		<input type="text"/>	<input type="text"/>	<input type="text"/>		

	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: Air Handler Room

- Drain pan is overflowing onto the floor. Water is held against wall opposite the media center
- Concrete is deteriorating
- Fresh air damper is in "open" position and rain water was dripping during the assessment
- Light fixture under fresh air damper is a possible fire hazard

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 clean AHU unit (coils, condensate lines, pan, etc.)
- Evaluate and repair deteriorated concrete floor
- Evaluate and repair cause of fresh air damper remaining "open" and allowing water to drip
- Evaluate and repair/replace light fixture under fresh air damper