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September 30, 2005

Signature on File

TO: Dr. Eric Miller, Principal
Walker Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 537

On September 1, 2005 the IAQ Assessment Team conducted an assessment of FISH 537 at **Walker 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 754-321-1638.

cc: Dr. Verda Farrow, Area Superintendent
Dr. Roberta Insel, Area Director
Jeffrey S. Moquin, Director, Risk Management
Dave A. Archer, Project Manager III, Facilities and Construction Management
Jerrod Neal, 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 0321
 Evaluation Requested September 1, 2005
 Evaluation Date September 1, 2005

Walker Elementary School

Time of Day 1:25 pm

Outdoor Conditions Temperature 81.1 Relative Humidity 83.5 Ambient CO2 453

| | | | | | | | |
|-----------------|-------------|----------------------------------|-------------------|---------------------------|-----|-----------------------------|-------------|
| Fish | Temperature | Range | Relative Humidity | Range | CO2 | Range | # Occupants |
| 537 | 75.2 | 72 - 78 | 64.1 | 30% - 60% | 721 | Max 700 > Ambient | 23 |
| Noticeable Odor | | Visible water damage / staining? | | Visible microbial growth? | | Amount of material affected | |
| Ceiling Type | | Yes | | No | | 3 ceiling tiles | |
| Wall Type | | Yes | | No | | Drywall under windows | |
| Flooring | | No | | No | | None | |

| | Clean | Minor Dust / Debris | Needs Cleaning | Corrective Action Required |
|--------------------------|-------|---------------------|----------------|-------------------------------|
| Ceiling | No | Yes | Yes | Replace stained 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 | No | Yes | Yes | Clean as appropriate |
| Surfaces in Room | No | Yes | Yes | Clean as appropriate |

Observations

Findings:

- Wall under windows is severely water damaged
- Humidity level was slightly elevated
- Dust and debris on walls and tackboard walls are stained but dry
- Visible microbial growth on corridor walls in buildings 1 and 5
- Dust and debris on ceiling at HVAC supply grills
- Dust and debris on elevated environmental surfaces throughout the room

Recommendations:

Site Based Maintenance:

- Clean walls as appropriate for dust and debris and staining
- Clean corridor walls in buildings 1 and 5 with Wexcide disinfectant to remove microbial growth
- Clean or replace ceiling tiles at HVAC supply grills
- Clean environmental surfaces throughout the room
- 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 water intrusion around windows and repair/replace drywall
- Evaluate and repair HVAC system to lower humidity level
- Install motorized fresh air dampers and controls for dampers
- Evaluate and repair cause of stained ceiling tiles and repair as appropriate
- Provide assistance to site based maintenance for cleaning corridor walls in buildings 1 and 5

Project Manager:

- Expedite chiller replacement project