

managing risk with responsibility

Telephone: 754-321-3200 Facsimile: 754-321-3290

Jeffrey S. Moquin, Director Risk Management Department

May 15, 2006 Signature on File

TO: Mr. Barry Black, Principal

Cypress Bay High Annex School

FROM: Kenneth I. Partee, Project Manager

Occupational Health and Environmental Control

Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

Portable R26 (A, B, C), 207P, 291, 323, 435C, 489C, 491C, 654C, 656C, 708P, 709P, 826P

On May 9, 2006 I conducted an assessment of Portable R26 (A, B, C), 207P, 291, 323, 435C, 489C, 491C, 654C, 656C, 708P, 709P, 826P at Cypress Bay High Annex 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 754-321-3200.

cc: Dr. Verda Farrow, Area Superintendent
David Goldstein, Area Director
Jeffrey S. Moquin, Director, Risk Management
Gerry Usallan, Project Manager, Facilities and Construction Management
Ralph Eckhardt, 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.

	Cypres	s Bay High Anne	ex School		Evaluation F	Requested [May 2,	2006
Time of Day	10:01 am]			Evalı	uation Date	May 9,	2006
Outdoor Condi	tions Te	mperature	92.4	Relative Humidity	54.1	Ambier	nt CO2 5	53.8
	Temperature	Range Rela	ative Humidity	Range	CO2	Ran	ge # O	ccupants
P-R26A	80	72 - 78	66.6	30% - 60%	1184	Max 700 :	> Ambient	10
Noticeable Od		∟ dan	Visible water nage / staining	Visible micro growth?		nount of mate affected	erial	
Ceiling Type	2 x 4 Lay	y In	Yes	No			None	
Wall Type	Tackable/I	Metal	No	No			None	
Flooring	Tile		No	No			None	
	Clean	Minor Dust / Debris	Needs Cleaning		Corrective	e Action Re	quired	
Ceiling	Yes	No	No					
Walls	Yes	No	No					
Flooring	Yes	No	No					
HVAC Supply	Grills No	Yes	Yes	CI	lean with W	excide disi	nfectant	
HVAC Return (Grills No	Yes	Yes	CI	lean with W	excide disi	nfectant	
Ceiling at Supp Grills	ply					N/A		
Surfaces in Ro	oom Yes	No	No		Clean a	ıs appropria	ate	
bservations								
	ot functioning and sink cabine	n Portable et is water damag oply and return g						

3624

Location Number

Recommendations:

- Site Based Maintenance:
 Clean HVAC supply and 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

- Evaluate HVAC for proper operation and repair as appropriate
- Evaluate cause of water damaged sink cabinet and repair
- Replace rusted sink
- Repair/replace damaged sink cabinet

	Cypress	Bay High Anne	x School		Evaluati	on Requested	May 2, 2006
Time of Day	10:01 am				E	valuation Date	May 9, 2006
Outdoor Condi	tions Ten	nperature 9	2.4	Relative Humidity	54.1	Ambien	t CO2 53.8
Fish P-R26B Noticeable Od	74.6	72 - 78 V	49.1 Visible water	Range 30% - 60% Visible micro		Rang Max 700 > Amount of mate	Ambient 6
Ceiling Type	2 x 4 Lay		age / staining Yes	? growth?	[affected N	lone
Wall Type	Tackable/M		No	No		N	one
Flooring	Tile		No	No		ı	lone
	Clean	Minor Dust / Debris	Needs Cleaning		Correc	tive Action Req	uired
Ceiling	Yes	No	No				
Walls	Yes	No	No				
Flooring	Yes	No	No				
HVAC Supply	Grills No	Yes	Yes	С	lean with	n Wexcide disin	fectant
HVAC Return (Grills No	Yes	Yes	С	lean with	n Wexcide disin	fectant
Ceiling at Supp Grills	oly					N/A	
Surfaces in Ro	oom Yes	No	No		Clea	ın as appropriat	e
Observations				· · · · · · · · · · · · · · · · · · ·			-
Findings: Phys - Desks and PE - Broken bubble - Dust and debri	materials in roo r and water dam s on HVAC supp red and cardboa		et ills				
Site Based Mai	ntenance:	grills with Wex	cide disinfecta	ant solution			

3624

Location Number

- Reduce clutter in room and remove cardboard from 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:
 Evaluate cause of water damaged sink cabinet and repair
- Repair broken bubbler
- Repair/replace damaged sink cabinet

	Cypre	ess Bay High <i>i</i>	Annex School		Evaluat	tion Requested	May	2, 2006
Time of Day	10:01 am				I	Evaluation Date	May	9, 2006
Outdoor Conditi	ons T	emperature	92.4	Relative Hu	midity 54.1	Ambie	nt CO2	53.8
Fish Te	emperature 74.2	Range 72 - 78	Relative Humi	dity Range 30% - 60%	CO2	Ran Max 700	ge # > Ambien	Occupants
Noticeable Odo] ·- · · [Visible wat	ter Visible	e microbial	Amount of ma		• []
_	2 x 4 L		damage / stai	ning? gr	owth?	affected	eiling tile	
Ceiling Type Wall Type	Tackable		Yes		No No		None	
Flooring	Tile		No		No		None	
			NO	L	NO		NOTIC	
	Clean	Minor D / Debri			Corre	ctive Action Re	equired	
Ceiling	No	Yes	Yes	3	Replac	ce stained ceili	ng tile	
Walls	Yes	No	No					
Flooring	Yes	No	No					
HVAC Supply G	rills No	Yes	Yes	s	Clean wit	th Wexcide disi	infectant	
HVAC Return G	rills No	Yes	Yes	6	Clean wit	th Wexcide disi	nfectant	
Ceiling at Suppl Grills	у					N/A		
Surfaces in Roo	m No	Yes	Yes	s				
Findings: Physi - 1 stained ceiling - Dust and debris Recommendatio Site Based Main - Remove and rep - Clean HVAC su - Continue to mor appropriate	tiles on HVAC so ns: tenance: blace stained oply and reto	upply and retu d ceiling tile urn grills with	Wexcide disin	fectant solution al growth as well	as dust and de	ebris accumulatio	on and clea	an as

3624

May 2, 2006

Location Number

Evaluation Requested

Time of Day 9:40 am Evaluation Date	May 9, 2006
Outdoor Conditions Temperature 92.4 Relative Humidity 54.1 Ambie	ent CO2 53.8
Fish Temperature Range Relative Humidity Range CO2 Ran	nge # Occupants
P-207P 77.2 72 - 78 57.1 30% - 60% 3363 Max 700	> Ambient 29
Noticeable Odor No Visible water Visible microbial Amount of mark damage / staining? growth? Amount of market affected	terial
Ceiling Type 2 x 4 Lay In No No	None
Wall Type Tackable Yes No East and V	West wall at A/C
Flooring Tile No No	None
Clean Minor Dust Needs Corrective Action Re	equired
Ceiling Yes No No	
Walls No Yes Yes Repair/replace as appr	ropriate
Flooring No Yes Yes Clean and sanitize	ze
HVAC Supply Grills No Yes Yes Clean with Wexcide dis	infectant
HVAC Return Grills No Yes Yes Clean with Wexcide dis	infectant
Ceiling at Supply N/A Grills	
Surfaces in Room No Yes Yes Clean as appropri	ate

3624

Location Number

Observations

Findings:

- Moisture level is elevated in walls under East and West A/C units
- Dust and debris on floor
- Dust and debris on HVAC supply and return grills
- Dust build up on environmental surfaces
- CO2 level was elevated. Both A/C units were set to exhaust. Switched to fresh air at the time of the assessment.
- Dust and debris on East and West A/C unit coils
- Lots of hanging items throughout the room. Some clutter.
- A/C unit on West wall of 206P is not draining properly

Recommendations:

Site Based Maintenance:

- Clean and sanitize floor
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Clean environmental surfaces throughout the room
- Remove excess hanging items and reduce clutter in room
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

- Evaluate cause of elevated moisture in walls (under East and West A/C units) and repair as appropriate. Repair/replace wall material as necessary.
- Clean coils on East and West A/C units
- Evaluate and repair A/C unit on west wall of FISH 206P Condensate not draining properly

	Cypress	s Bay High Anr	nex School		Evaluation F	Requested	May 2	2, 2006
Time of Day	12:05 pm				Evalu	uation Date	May 9	, 2006
Outdoor Condi	tions Ter	mperature	92.4	Relative Humidity	54.1	Ambie	nt CO2	53.8
l			elative Humidity	Range	CO2	Ran	J •	Occupants
P-291 Noticeable Od		72 - 78]	42.5 Visible water amage / staining	30% - 60% Visible micro? growth?	,	Max 700 nount of mat affected	> Ambient terial	2
Ceiling Type	Wood		No No	No		anecteu	None	
Wall Type	Tackab	le	No	No			None	
Flooring	Tile		No	No			None	
	Clean	Minor Dust / Debris	Needs Cleaning		Corrective	Action Re	equired	
Ceiling	No	Yes	Yes		Repair da	amaged ce	iling	
Walls	Yes	No	No					
Flooring	No	Yes	Yes		Clean	and sanitiz	:e	
HVAC Supply	Grills No	Yes	Yes	С	lean with W	excide disi	nfectant	
HVAC Return (Grills No	Yes	Yes	С	lean with W	excide disi	infectant	
Ceiling at Supp Grills	ply					N/A		
Surfaces in Ro	oom No	Yes	Yes		Clean a	s appropri	ate	

3624

Location Number

Observations

Findings:

- Damaged ceiling
- Dust and debris on floor
- Dust and debris on HVAC supply and return grills
- CO2 level was elevated. Both A/C units were not on at the time of the assessment.
- Dust and debris on both A/C unit coils
- Filters for A/C units were not cut properly
- Dust build up on environmental surfaces
- Air fresheners in room

Recommendations:

Site Based Maintenance:

- Clean and sanitize floor
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Ensure that both A/C units are on
- Remove A/C filters and replace with filters cut to proper size
- Clean environmental surfaces throughout the room
- Remove air fresheners from room
- · Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

- Evaluate and repair/replace damaged ceiling
- Clean coils on both A/C units
- Evaluate HVAC for proper operation and repair as appropriate to lower CO2 level

<u> </u>	Cypre	ss Bay High A	nnex School		Evaluation	n Requested	May 2,	2006
Time of Day	11:47 am		_		Eva	aluation Date	May 9,	2006
Outdoor Cond	litions T	emperature	92.4	Relative Humidity	54.1	Ambient C	O2 5	3.8
Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# O	ccupants
P-323	70.3	72 - 78	42.5	30% - 60%	4940	Max 700 > A	mbient	26
Noticeable O	dor No		Visible water damage / staining	Visible micro g? growth?		Amount of materia affected	l	
Ceiling Type	Woo	od	No	No	L	Non	е	
Wall Type	Tacka	ble	No	No		Non	е	
Flooring	Tile		No	No		Nor	ne	
	Clean	Minor Du / Debris		ı	Correcti	ve Action Requi	ed	
Ceiling	Yes	No	No					
Walls	No	Yes	Yes		Clean	as appropriate		
Flooring	No	Yes	Yes		Clea	n and sanitize		
HVAC Supply	Grills No	Yes	Yes	С	lean with	Wexcide disinfed	ctant	
HVAC Return	Grills No	Yes	Yes	С	lean with	Wexcide disinfed	tant	
Ceiling at Sup Grills	oply					N/A		
Surfaces in R	oom No	Yes	Yes		Clean	as appropriate		

3624

Location Number

Observations

Findings:

- Dust build up on walls and environmental surfaces
- Dust and debris on floor
- Dust and debris on HVAC supply and return grills
- CO2 level was elevated. Units were not set to fresh air. Set to fresh air at time of the assessment.
- Dust and debris on both A/C unit coils
- Items are hanging from windows
- Dirt build up on windows and doors (exterior)

Recommendations:

Site Based Maintenance:

- Clean walls and environmental surfaces throughout the room
- Clean and sanitize floor
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Remove items hanging from windows
- Clean exterior windows and doors
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

- Evaluate HVAC for proper operation and repair as appropriate to lower CO2 level
- Clean coils on both A/C units

Cypress Bay High Annex Scho					Evaluation	Requested	May	2, 2006
Time of Day	11:09 am				Eva	luation Date	May	9, 2006
Outdoor Cond	itions Ter	mperature	92.4	Relative Humidity	54.1	Ambie	nt CO2	53.8
Fish	Temperature	Danga Pol	ative Humidity		CO2	D	4	Occupanta
P-435C		Range Rel	55.6	Range 30% - 60%	2056	Ran	ge # > Ambien	Occupants
Noticeable Oc			Visible water mage / staining	Visible micro	obial A	mount of mat		
Ceiling Type	2 x 4 Lay	/ In	No	No			None	
Wall Type	Tackab	le	No	No			None	
Flooring	Tile		No	No			None	
	Clean	Minor Dust / Debris	Needs Cleaning		Correctiv	ve Action Re	quired	
Ceiling	Yes	No	No					
Walls	No	Yes	Yes		Clean	as appropria	ate	
Flooring	No	Yes	Yes		Clea	n and sanitiz	:e	
HVAC Supply	Grills No	Yes	Yes	С	lean with \	Nexcide disi	nfectant	
HVAC Return	Grills No	Yes	Yes	С	lean with \	Nexcide disi	nfectant	
Ceiling at Sup Grills	pply					N/A		
Surfaces in R	oom No	Yes	Yes		Clean	as appropria	ate	

3624

Location Number

Observations

Findings:

- Door was propped open at the beginning of the assessment
- Dust build up on walls and environmental surfaces
- Dust and debris on floor
- Dust and debris on HVAC supply and return grills
- CO2 level was elevated
- Dust and debris on both A/C unit coils
- Filters for A/C units were not cut properly

Recommendations:

Site Based Maintenance:

- Keep doors and windows closed. Open doors and windows allow humid untreated air to enter the room causing elevated humidity and temperature.
- Clean walls and environmental surfaces throughout the room
- Clean and sanitize floor
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Remove A/C filters and replace with filters cut to proper size
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

- Adjust fresh air to lower CO2 level
- Clean coils on both A/C units

	Cypress	Bay High Anne:	x School		Evaluation I	Requested	May 2	, 2006
Time of Day	10:55 am				Eval	uation Date	May 9	, 2006
Outdoor Condition	ons Tem	perature 9	2.4	Relative Humidity	54.1	Ambie	nt CO2	53.8
Fish Te	emperature R	lange Relat	tive Humidity	Range	CO2	Ran	ge # (Occupants
P-489C	71.2	2 - 78	51.1	30% - 60%	2751	-	> Ambient	2
Noticeable Odo	r Yes	=	isible water age / staining?	Visible micro ? growth?	,	nount of mar affected	terial	
Ceiling Type	2 x 4 Lay I	n	No	No			None	
Wall Type	Tackable	!	No	No			None	
Flooring	Tile		No	No			None	
	Clean	Minor Dust / Debris	Needs Cleaning		Corrective	e Action Re	equired	
Ceiling	Yes	No	No					
Walls	No	Yes	Yes		Remove	coated pa	per	
Flooring	No	Yes	Yes		Clean	and sanitiz	ze	
HVAC Supply G	rills No	Yes	Yes	С	lean with W	excide disi	nfectant	
HVAC Return G	rills No	Yes	Yes	С	lean with W	excide disi	infectant	
Ceiling at Suppl Grills	у					N/A		
Surfaces in Roo	m No	Yes	Yes		Clean a	s appropri	ate	

3624

Location Number

Observations

Findings:

- Dust and debris on floor
- Dust and debris on HVAC supply and return grills
- Dust build up on environmental surfaces
- Floor tile and baseboard under North window are missing
- CO2 level was elevated
- Dust and debris on West A/C unit coils
- Excessive books and clutter throughout the room
- Coated paper hanging on walls
- Unauthorized chemicals (air freshener and Raid) in room. Odor in room from air freshener.
- Eyewash is not flushed regularly

Recommendations:

Site Based Maintenance:

- Clean and sanitize floor
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Clean environmental surfaces throughout the room
- Remove excess books and reduce clutter in room
- Remove coated paper from walls
- Remove unauthorized chemicals from room
- Flush eyewash weekly
- · Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

- Replace missing floor tile and baseboard under North window
- Adjust fresh air to lower CO2 level
- Clean coils on West A/C unit

Time of Day 12:44 am Outdoor Conditions Temperature 92.4 Relative Humidity 54.1 Ambient CO2 53.8 Fish Temperature Range Relative Humidity Range CO2 Range # Occupants 51.7 30% - 60% 2015 Max 700 > Ambient 18 Noticeable Odor Yes Visible water damage / staining? Visible microbial affected Ceiling Type 2 x 4 Lay In No No None Wall Type Tackable No No None						
Fish Temperature Range Relative Humidity Range CO2 Range # Occupants P-491C 74.1 72 - 78 51.7 30% - 60% 2015 Max 700 > Ambient 18 Noticeable Odor Yes Visible water damage / staining? Visible microbial affected Ceiling Type 2 x 4 Lay In No No None						
P-491C 74.1 72 - 78 51.7 30% - 60% 2015 Max 700 > Ambient 18 Noticeable Odor Yes Visible water damage / staining? Visible microbial growth? Amount of material affected Ceiling Type 2 x 4 Lay In No No None						
Ceiling Type 2 x 4 Lay In No None None						
Wall Type Tackable No None						
Flooring Tile No No None						
Clean Minor Dust Needs Corrective Action Required						
Ceiling Yes No No						
Walls No Yes Clean as appropriate						
Flooring No Yes Yes Clean and sanitize						
HVAC Supply Grills No Yes Clean with Wexcide disinfectant						
HVAC Return Grills No Yes Clean with Wexcide disinfectant						
Ceiling at Supply N/A Grills						
Surfaces in Room No Yes Yes Clean as appropriate						
Findings: - Dust and debris on floor - Dust and debris on HVAC supply and return grills - CO2 level was elevated - Dust and debris on both A/C unit coils - Filters for A/C units were not cut properly - Dust build up on walls and environmental surfaces - Unauthorized chemicals in room - Eyewash is not flushed regularly - Southeast A/C unit is very noisy - Gap at South door - Dirt build up on door (exterior) Recommendations: Site Based Maintenance: - Clean and santitize floor - Clean HVAC supply and return grills with Wexcide disinfectant solution - Ensure that both A/C units are on - Remove A/C filters and replace with filters cut to proper size - Clean and environmental surfaces throughout the room - Remove A/C filters and environmental surfaces throughout the room - Remove naunthorized chemicals from room - Flush eyewash weekly - Clean exterior door - 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: - Clean coils on both A/C units - Adjust fresh air to lower CO2 level - Evaluate Southeast A/C unit for noise and repair as appropriate - Evaluate and repair gap at South door						

3624

Location Number

	Cypres	ss Bay High /	Annex School		Evaluation	Requested	May 2	2, 2006
Time of Day	11:21 am				Eval	luation Date	May 9	, 2006
Outdoor Condit	ions Te	emperature	92.4	Relative Humidity	54.1	Ambie	nt CO2	53.8
Fish T	emperature 74.7	Range 72 - 78	Relative Humidity	Range 30% - 60%	CO2 1754	Ran	ge # > Ambient	Occupants
Noticeable Odd			Visible water damage / staining	Visible micro	obial Aı	mount of mat		<u> </u>
Ceiling Type	2 x 4 La	ay In	No	No			None	
Wall Type	Tacka	ble	No	No			None	
Flooring	Tile		No	No			None	
	Clean	Minor D / Debri			Correctiv	e Action Re	quired	
Ceiling	Yes	No	No					
Walls	No	Yes	Yes		Clean a	as appropria	ate	
Flooring	No	Yes	Yes		Clean	and sanitiz	е	
HVAC Supply 0	Grills No	Yes	Yes	С	lean with W	Vexcide disi	nfectant	
HVAC Return G	Grills No	Yes	Yes	С	lean with V	Vexcide disi	nfectant	
Ceiling at Supp Grills	oly					N/A		
Surfaces in Ro	om No	Yes	Yes		Clean a	as appropria	ate	

3624

Location Number

Observations

Findings:

- Clothing is stored in cabinet and has an odor
- Dust build up on walls and environmental surfaces
- Dust and debris on floor
- Dust and debris on HVAC supply and return grills
- CO2 level was elevated
- Dust and debris on both A/C unit coils and broken grill
- Filters for A/C units were not cut properly
- Both A/C units were not running at the time of the assessment
- Border on wall at ceiling
- Dust build up on light diffuser at A/C unit
- Gap in door

Recommendations:

Site Based Maintenance:

- Remove clothing from cabinet
- Clean walls and environmental surfaces throughout the room
- Clean and sanitize floor
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Remove A/C filters and replace with filters cut to proper size
- Ensure that both A/C units are running
- Remove border from wall at ceiling
- Clean light diffuser at A/C unit
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

- Adjust fresh air to lower CO2 level
- Clean coils on both A/C units and replace broken grill

	Cypress Bay	High Annex Scho	<u>ool</u>	Evaluation Requested Ma		
Time of Day	11:21 am			E	Evaluation Date	May 9, 2006
Outdoor Conditio	ns Tempera	ature 92.4	Relative	Humidity 54.1	Ambie	nt CO2 53.8
P-656C Noticeable Odor Ceiling Type	75.9 72 - 7 No 2 x 4 Lay In	Visible damage / s	30% - 60 water Vis staining?	% 2289 sible microbial growth?	Amount of mar	> Ambient 26 terial None
Wall Type Flooring	Tackable Tile	No		No No		None loor tiles
Ceiling Walls		nor Dust N Debris Clo	leeds eaning No	Correc	ctive Action Re	
Flooring	No	Yes	Yes	Cle	ean and sanitiz	ze
HVAC Supply Gri	ills No	Yes	Yes	Clean wit	h Wexcide disi	infectant
HVAC Return Gri	lls No	Yes	Yes	Clean wit	h Wexcide disi	infectant
Ceiling at Supply Grills					N/A	
Surfaces in Roon	n No	Yes	Yes	Clea	an as appropri	ate

3624

Location Number

Observations

Findings:

- Dust build up on walls and environmental surfaces
- Dust and debris on floor
- Dust and debris on HVAC supply and return grills
- CO2 level was elevated. Units were not set to fresh air. Set to fresh air at time of the assessment.
- Dust and debris on both A/C unit coils
- Filters for A/C units were not cut properly
- Damaged floor tile at entrance
- Damaged windows South side (exterior)
- Dirt build up on exterior door

Recommendations:

Site Based Maintenance:

- Clean walls and environmental surfaces throughout the room
- Clean and sanitize floor
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Remove A/C filters and replace with filters cut to proper size
- Clean exterior door
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

- Clean coils on both A/C units and replace broken grill
- Remove and replace damaged floor tile at entrance
- Evaluate and repair damaged windows South side (exterior)

	Cypress	Bay High Annex	k School		Evaluation	Requested	Iviay 2, 2006
Time of Day	10:25 am				Eval	uation Date	May 9, 2006
Outdoor Condi	tions Tem	perature 9	2.4 R	Relative Humidity	54.1	Ambie	nt CO2 53.8
P- 708 & ZOOD Noticeable Od Ceiling Type Wall Type	75.7 7 lor No 2 x 4 Lay Tackable	2 - 78 V dama	ive Humidity 52 isible water age / staining? No No	Range 30% - 60% Visible micro growth? No No	,	nount of mat	> Ambient 31 terial None None
Flooring	Tile		No	No			None
	Clean	Minor Dust / Debris	Needs Cleaning		Corrective	e Action Re	equired
Ceiling	No	Yes	Yes		Clean a	s appropri	ate
Walls	No	Yes	Yes		Clean a	as appropri	ate
Flooring	No	Yes	Yes		Clean	and sanitiz	:e
HVAC Supply	Grills No	Yes	Yes	С	lean with W	excide disi	nfectant
HVAC Return (Grills No	Yes	Yes	С	lean with W	excide disi	nfectant
Ceiling at Sup Grills	ply					N/A	
Surfaces in Ro	oom No	Yes	Yes		Clean a	as appropri	ate
N							

3624

Location Number

Observations

Findings:

- Dust build up on ceiling, walls and environmental surfaces
- Dust and debris on floor
- Dust and debris on HVAC supply and return grills
- Dust and debris on ALL A/C unit coils
- · Clutter and excessive paper on walls throughout the room
- Unauthorized chemicals and live plants in room
- Exhaust fan in East closet was blocked
- Filters for A/C units were not cut properly

Recommendations:

Site Based Maintenance:

- Clean ceiling, walls and environmental surfaces throughout the room
- Clean and sanitize floor
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Remove excess paper from walls and reduce clutter in room
- Remove unauthorized chemicals and plants from room
- Unblock exhaust fan in East closet
- Remove A/C filters and replace with filters cut to proper size
- 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:

- Clean coils on ALL A/C units

	Cypre	ess Bay High	Annex School		Evaluation Requested May 2, 2006			
Time of Day	9:20 am		_		E	Evaluation Date	May 9, 2006	
Outdoor Cond	litions T	emperature	92.4	Relative Hum	idity 54.1	Ambient (CO2 53.8	
Fish	Temperature	Range	Relative Humidity	/ Range	CO2	Range	# Occupants	
P-826P	76.5	72 - 78	58.1	30% - 60%	3013	Max 700 > A	mbient 38	
Noticeable Odor Yes		Visible water Visible micr damage / staining? growth?			Amount of material affected			
Ceiling Type	2 x 4 Lay In		Yes	Yes No		5 ceiling tiles		
Wall Type	Tacka	able	No	No		None		
Flooring	Tile	e	No	N	lo	No	ne	
	Clean Minor Dust Needs / Debris Cleaning)	Corrective Action Required			
Ceiling	No	Yes	Yes		Replace stained ceiling tiles			
Walls	No	Yes	Yes		Remove posters			
Flooring	No	Yes	Yes		Clean and sanitize			
HVAC Supply Grills No Yes		Yes		Clean with Wexcide disinfectant				
HVAC Return	Grills No	Yes	Yes		Clean wit	h Wexcide disinfe	ectant	
Ceiling at Sup Grills	oply					N/A		
Surfaces in R	oom No	Yes	Yes		Clea	an as appropriate		

Location Number

3624

Observations

Findings:

- 5 stained ceiling tiles
- Unauthorized chemicals under sink in room
- Dust and debris on floor
- Dust and debris on HVAC supply and return grills
- Dust build up on environmental surfaces
- CO2 level was elevated
- Dust and debris on East and West A/C unit coils
- Broken sink faucet
- Excessive amounts of paper, food wrappers and posters in room. Tackable wall is covered with coated paper (posters).

Recommendations:

Site Based Maintenance:

- Remove unauthorized chemicals from room
- Clean and sanitize floor
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Clean environmental surfaces throughout the room
- Initiate a work order to have sink faucet repaired/replaced
- Remove excess paper, food wrappers and posters from room
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

- Evaluate cause of stained ceiling tiles and repair as appropriate. Remove and replace ceiling tiles as necessary
- Adjust fresh air to lower CO2 level
- Clean coils on East and West A/C units