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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.

IAQ Assessment

Cypress Bay High Annex School

Location Number 3624
 Evaluation Requested May 2, 2006
 Evaluation Date May 9, 2006

Time of Day 10:01 am

Outdoor Conditions Temperature 92.4 Relative Humidity 54.1 Ambient CO2 53.8

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-R26A	80	72 - 78	66.6	30% - 60%	1184	Max 700 > Ambient	10
Noticeable Odor	No	Visible water damage / staining?	Yes	Visible microbial growth?	No	Amount of material affected	None
Ceiling Type	2 x 4 Lay In		Yes	No	None		
Wall Type	Tackable/Metal		No	No	None		
Flooring	Tile		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills				N/A
Surfaces in Room	Yes	No	No	Clean as appropriate

Observations

Findings: Physical Education Portable

- A/C unit was not functioning
- Sink is rusted and sink cabinet is water damaged
- Dust and debris on HVAC supply and return grills

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

Physical Plant Operations:

- 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

IAQ Assessment

Location Number 3624
 Evaluation Requested May 2, 2006
 Evaluation Date May 9, 2006

Cypress Bay High Annex School

Time of Day 10:01 am

Outdoor Conditions Temperature 92.4 Relative Humidity 54.1 Ambient CO2 53.8

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-R26B	74.6	72 - 78	49.1	30% - 60%	1040	Max 700 > Ambient	6
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		Yes	No	None		
Wall Type	Tackable/Metal		No	No	None		
Flooring	Tile		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills				N/A
Surfaces in Room	Yes	No	No	Clean as appropriate

Observations

Findings: Physical Education Portable Storage Area

- Desks and PE materials in room
- Broken bubbler and water damaged sink cabinet
- Dust and debris on HVAC supply and return grills
- Room is cluttered and cardboard is stored room

Recommendations:

Site Based Maintenance:

- Clean HVAC supply and return grills with Wexcide disinfectant solution
- 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

IAQ Assessment

Cypress Bay High Annex School

Location Number
 Evaluation Requested
 Evaluation Date

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="P-R26C"/>	<input type="text" value="74.2"/>	<input type="text" value="72 - 78"/>	<input type="text" value="52.6"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="1039"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="8"/>
Noticeable Odor	<input type="text" value="No"/>		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	<input type="text" value="2 x 4 Lay In"/>		<input type="text" value="Yes"/>		<input type="text" value="No"/>		<input type="text" value="1 ceiling tile"/>
Wall Type	<input type="text" value="Tackable/Metal"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="None"/>
Flooring	<input type="text" value="Tile"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="None"/>

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Replace stained ceiling tile"/>
Walls	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value=""/>
Flooring	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value=""/>
HVAC Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean with Wexcide disinfectant"/>
HVAC Return Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean with Wexcide disinfectant"/>
Ceiling at Supply Grills	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value="N/A"/>
Surfaces in Room	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value=""/>

Observations

Findings: Physical Education Portable

- 1 stained ceiling tiles
- Dust and debris on HVAC supply and return grills

Recommendations:

Site Based Maintenance:

- Remove and replace stained ceiling tile
- 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

IAQ Assessment

Location Number
 Evaluation Requested
 Evaluation Date

Cypress Bay High Annex School

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="P-207P"/>	<input type="text" value="77.2"/>	<input type="text" value="72 - 78"/>	<input type="text" value="57.1"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="3363"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="29"/>
Noticeable Odor	<input type="text" value="No"/>	Visible water damage / staining?	<input type="text" value="No"/>	Visible microbial growth?	<input type="text" value="No"/>	Amount of material affected	<input type="text" value="None"/>
Ceiling Type	<input type="text" value="2 x 4 Lay In"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="None"/>
Wall Type	<input type="text" value="Tackable"/>		<input type="text" value="Yes"/>		<input type="text" value="No"/>		<input type="text" value="East and West wall at A/C"/>
Flooring	<input type="text" value="Tile"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="None"/>

	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="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Repair/replace as appropriate"/>
Flooring	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean and sanitize"/>
HVAC Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean with Wexcide disinfectant"/>
HVAC Return Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean with Wexcide disinfectant"/>
Ceiling at Supply Grills	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="N/A"/>
Surfaces in Room	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>

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

Physical Plant Operations:

- 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

IAQ Assessment

Location Number 3624
 Evaluation Requested May 2, 2006
 Evaluation Date May 9, 2006

Cypress Bay High Annex School

Time of Day 12:05 pm

Outdoor Conditions Temperature 92.4 Relative Humidity 54.1 Ambient CO2 53.8

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-291	73.3	72 - 78	42.5	30% - 60%	2591	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	Wood		No	No	None		
Wall Type	Tackable		No	No	None		
Flooring	Tile		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Repair damaged ceiling
Walls	Yes	No	No	
Flooring	No	Yes	Yes	Clean and sanitize
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills				N/A
Surfaces in Room	No	Yes	Yes	Clean as appropriate

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

Physical Plant Operations:

- 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

IAQ Assessment

Cypress Bay High Annex School

Location Number 3624
 Evaluation Requested May 2, 2006
 Evaluation Date May 9, 2006

Time of Day 11:47 am

Outdoor Conditions Temperature 92.4 Relative Humidity 54.1 Ambient CO2 53.8

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-323	70.3	72 - 78	42.5	30% - 60%	4940	Max 700 > Ambient	26
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	Wood		No	No	None		
Wall Type	Tackable		No	No	None		
Flooring	Tile		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	No	Yes	Yes	Clean as appropriate
Flooring	No	Yes	Yes	Clean and sanitize
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills				N/A
Surfaces in Room	No	Yes	Yes	Clean as appropriate

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

Physical Plant Operations:

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

IAQ Assessment

Location Number
 Evaluation Requested
 Evaluation Date

Cypress Bay High Annex School

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="P-435C"/>	<input type="text" value="76.5"/>	<input type="text" value="72 - 78"/>	<input type="text" value="55.6"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="2056"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="32"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="None"/>	
Ceiling Type	<input type="text" value="2 x 4 Lay In"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>			
Wall Type	<input type="text" value="Tackable"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>			
Flooring	<input type="text" value="Tile"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>			

	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="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Flooring	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean and sanitize"/>
HVAC Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean with Wexcide disinfectant"/>
HVAC Return Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean with Wexcide disinfectant"/>
Ceiling at Supply Grills	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="N/A"/>
Surfaces in Room	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>

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

Physical Plant Operations:

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

IAQ Assessment

Location Number 3624
 Evaluation Requested May 2, 2006
 Evaluation Date May 9, 2006

Cypress Bay High Annex School

Time of Day 10:55 am

Outdoor Conditions Temperature 92.4 Relative Humidity 54.1 Ambient CO2 53.8

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-489C	71.2	72 - 78	51.1	30% - 60%	2751	Max 700 > Ambient	2
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	2 x 4 Lay In		No		No		None
Wall Type	Tackable		No		No		None
Flooring	Tile		No		No		None

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	No	Yes	Yes	Remove coated paper
Flooring	No	Yes	Yes	Clean and sanitize
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills				N/A
Surfaces in Room	No	Yes	Yes	Clean as appropriate

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

Physical Plant Operations:

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

IAQ Assessment

Location Number 3624
 Evaluation Requested May 2, 2006
 Evaluation Date May 9, 2006

Cypress Bay High Annex School

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
P-491C	74.1	72 - 78	51.7	30% - 60%	2015	Max 700 > Ambient	18
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Yes				No		None	
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Tackable		No	No	None		
Flooring	Tile		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	No	Yes	Yes	Clean as appropriate
Flooring	No	Yes	Yes	Clean and sanitize
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills				N/A
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

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 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 walls and environmental surfaces throughout the room
- Remove unauthorized 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

IAQ Assessment

Location Number 3624
 Evaluation Requested May 2, 2006
 Evaluation Date May 9, 2006

Cypress Bay High Annex School

Time of Day 11:21 am

Outdoor Conditions Temperature 92.4 Relative Humidity 54.1 Ambient CO2 53.8

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-654C	74.7	72 - 78	59	30% - 60%	1754	Max 700 > Ambient	1
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Tackable		No	No	None		
Flooring	Tile		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	No	Yes	Yes	Clean as appropriate
Flooring	No	Yes	Yes	Clean and sanitize
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills				N/A
Surfaces in Room	No	Yes	Yes	Clean as appropriate

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

Physical Plant Operations:

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

IAQ Assessment

Location Number
 Evaluation Requested
 Evaluation Date

Cypress Bay High Annex School

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="P-656C"/>	<input type="text" value="75.9"/>	<input type="text" value="72 - 78"/>	<input type="text" value="49.2"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="2289"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="26"/>
Noticeable Odor		<input type="text" value="No"/>	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	<input type="text" value="2 x 4 Lay In"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		
Wall Type	<input type="text" value="Tackable"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		
Flooring	<input type="text" value="Tile"/>		<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="4 floor tiles"/>		

	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="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Flooring	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean and sanitize"/>
HVAC Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean with Wexcide disinfectant"/>
HVAC Return Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean with Wexcide disinfectant"/>
Ceiling at Supply Grills	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="N/A"/>
Surfaces in Room	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>

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

Physical Plant Operations:

- 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)

IAQ Assessment

Cypress Bay High Annex School

Location Number 3624
 Evaluation Requested May 2, 2006
 Evaluation Date May 9, 2006

Time of Day 10:25 am

Outdoor Conditions Temperature 92.4 Relative Humidity 54.1 Ambient CO2 53.8

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P- 708 & 700P	75.7	72 - 78	52	30% - 60%	1206	Max 700 > Ambient	31
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Tackable		No	No	None		
Flooring	Tile		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Clean as appropriate
Walls	No	Yes	Yes	Clean as appropriate
Flooring	No	Yes	Yes	Clean and sanitize
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills				N/A
Surfaces in Room	No	Yes	Yes	Clean as appropriate

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

IAQ Assessment

Location Number 3624
 Evaluation Requested May 2, 2006
 Evaluation Date May 9, 2006

Cypress Bay High Annex School

Time of Day 9:20 am

Outdoor Conditions Temperature 92.4 Relative Humidity 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 > Ambient	38
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Yes		Yes		No		5 ceiling tiles	
Ceiling Type	2 x 4 Lay In		Yes	No	5 ceiling tiles		
Wall Type	Tackable		No	No	None		
Flooring	Tile		No	No	None		

	Clean	Minor Dust / Debris	Needs 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 with Wexcide disinfectant
Ceiling at Supply Grills				N/A
Surfaces in Room	No	Yes	Yes	Clean as appropriate

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

Physical Plant Operations:

- 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