

managing risk with responsibility

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June 4, 2008 Signature on File

TO: Ms. Merceda Stanley, Principal

Dillard High School

FROM: Robert Krickovich, Coordinator, LEA

Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment

FISH 321, 322 and 323

On April 28, 2008 I conducted an assessment of FISH 321, 322 and 323 at **Dillard High 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 recommendations 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.

Please ensure that your Head Facilities Serviceperson receives a copy of this correspondence so that the recommendations requiring their attention can be addressed. Within two weeks a representative from the Custodial/Grounds Department will conduct a follow-up visit to ensure that all issues have been appropriately addressed.

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

Michaelle Pope, Area Director

Jeffrey S. Moquin, Director, Risk Management

Frank Alfieri, Project Manager, Facilities and Construction Management

Charles Ricks, Project Manager, Facilities and Construction Management

Dane Ramson, Broward Teachers Union

Roy Jarrett, National Federation of Public and Private Employees

Mark Dorsett, Manager 1, Physical Plant Operations Division, Zone 1

Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division

RK/tc Enc.

			Dillard	High School		E	valuatio	n Requested	April 1	7, 2008
Time of Day	10:30	am					Ev	aluation Date	April 2	8, 2008
Outdoor Condi	tions	Temp	erature	80.7	Relative Hu	ımidity	58.9	Ambien	t CO2	422
Fish	Temperate	ure Ra	nge F	Relative Humidity	Range	C	CO2	Rang	ie #	Occupants
321	76.6		- 78 <u> </u>	51.6	30% - 60%	4	437	Max 700 >	,	
Noticeable Od	lor	No		Visible water damage / staining		le microbi rowth?	ial ,	Amount of mate affected	erial	
Ceiling Type	Expos	sed Bar J	oist	No		No		ı	None	
Wall Type		Stucco		No		No		N	lone	
Flooring	12	x 12 Vinyl		No		No			None	
	Cle	ean	Minor Du / Debris		l	•	Correcti	ive Action Rec	uired	
Ceiling	Y	es	No	No						
Walls	Y	'es	No	No						
Flooring	Y	es	No	No						
HVAC Supply	Grills Y	'es	No	No						
HVAC Return	Grills Y	'es	No	No						
Ceiling at Sup Grills	ply							N/A		
Surfaces in Ro	oom Y	'es	No	No						
bservations	- (I' D									
Findings: Wre - No visible micr - 12 x 12 Vinyl fl	robial grov	wth or sig		er intrusion						
Recommendati	ions:									
Site Based Mai	intenance	e:								
			for any sig	gns of microbial g	rowth as wel	l as dust a	and debi	ris accumulation	n and clea	ın as
' '										

IAQ Assessment

0371

Location Number

		Dillard Hig	h School		Evaluation Requ	uested April 17, 2008	
Time of Day	10:30 am				Evaluatio	on Date	
Outdoor Cond	itions Tem	perature 8	30.7	Relative Humidity	58.9	Ambient CO2 422	
Fish	Temperature	Range Rela	tive Humidity	Range	CO2	Range # Occupants	
322		2 - 78	50.6	30% - 60%	449 M	ax 700 > Ambient 1	
Noticeable Oc	lor No		/isible water age / staining	Visible micro g? growth?		nt of material ffected	
Ceiling Type	Exposed Bar	Joist	No	No		None	
Wall Type	Stucco		No	No		None	
Flooring	Bare Concre	ete	No	No		None	
	Clean	Minor Dust / Debris	Needs Cleaning		Corrective Ac	tion Required	
Ceiling	Yes	No	No				
Walls	Yes	No	No				
Flooring	No	Yes	Yes	F	Remove old sea	aler and debris	
HVAC Supply	Grills Yes	No	No				
HVAC Return	Grills Yes	No	No				
Ceiling at Sup Grills	ply				N//	A	
Surfaces in Ro	oom				N//	A	
bservations Findings:							
		has been remo	ved exposing	old sealer on bare o	oncrete. Floor is	s below the outside grade.	
Recommendat	ions:						
Site Based Mai	intenance:						
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							
Facilities and Construction Management - Project Manager expedite to have corrective actions designed and performed							
- Project Manag	jer expedite to na	ve corrective a	ctions design	ed and performed			
I							

IAQ Assessment

0371

Location Number

Time of Day 10	:30 am			Evalu	April 28, 2008		
Outdoor Conditions	Temperature	80.7	Relative Humidity	58.9	Ambient CO2 422		
Fish Tempe	^{erature} Range	Relative Humidity	Range	CO2	Range # Occupant		
323 7	72.5 72 - 78	50.4	30% - 60%	444	Max 700 > Ambient 1		
Noticeable Odor	Yes	Visible water damage / staining	Visible micro g? growth?	bial Am	ount of material affected		
Ceiling Type Ex	xposed Bar Joist	No	No		None		
Wall Type	Stucco	Yes	No		Various		
Flooring	Bare Concrete	Yes	No		Various		
	Clean Minor I		l	Corrective	Action Required		
Ceiling	Yes No	No					
Walls	Yes No	No					
Flooring	No Yes	Yes	F	Remove old	sealer and debris		
HVAC Supply Grills	Yes No	No					
HVAC Return Grills	Yes No	No					
Ceiling at Supply Grills					N/A		
Surfaces in Room					N/A		
 Block wall is covered the floor in the building 	d with stucco and is vg.	vet one foot up fror	n the floor. The exte		or is below the outside grade. the building is one foot higher tha		
- Room is damp and wet and has a noticeable "basement" odor - No visible microbial growth							
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							
Facilities and Construction Management - Project Manager expedite to have corrective actions designed and performed							

IAQ Assessment

Dillard High School

0371

April 17, 2008

Location Number

Evaluation Requested