

Jeffrey S. Moquin, Director
Risk Management Department

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

September 22, 2006

Signature on File

TO: Ms. Joyce Ferguson, Principal
Hollywood Hills High School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 291

On September 19, 2006 I conducted an assessment of FISH 291 at **Hollywood Hills 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 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 754-321-1638.

cc: Sam Gregg, Area Superintendent
Margaret Underhill, Area Director
Jeffrey S. Moquin, Director, Risk Management
Beverly Gallagher, Vice-Chair, School Board Member
Jerry Linkous, Project Manager, Facilities and Construction Management
Sonjia Coley, Project Manager, Facilities and Construction Management
Diane Watts, 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 1661
 Evaluation Requested September 19, 2006
 Evaluation Date September 19, 2006

Hollywood Hills High School

Time of Day 11:10 am

Outdoor Conditions Temperature 90.2 Relative Humidity 55.4 Ambient CO2 474

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
291	71.3	72 - 78	62.2	30% - 60%	557	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		Yes		No		9 sq ft missing 100 sq ft damaged	
Wall Type		No		No		None	
Flooring		Yes		No		100 square feet	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Repair/replace as appropriate
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	

Observations

Findings:

- Dust and debris on HVAC supply and return grills
- Severe roof leak and roof drain is leaking. 9 square foot section of plaster ceiling has fallen and another 100 square foot is water damaged and in danger of falling.
- Several 2 x 4 lay in ceiling tiles are damaged
- Carpet is water damaged
- Temperature was low and humidity level was slightly elevated at the time of the assessment

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 for roof leaks and repair. Repair roof drain leak. Replace damaged ceiling material as necessary.
- Remove and replace carpet
- Evaluate and repair HVAC system to increase temperature and lower humidity level