

Jeffrey S. Moquin, Director
Risk Management Department

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

August 10, 2005

TO: Mr. Alan Strauss, Principal
South Broward High School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 608 and 612

On July 27, 2005 the IAQ Assessment Team conducted an assessment of FISH 608 and 612 at **South Broward High 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: Sam Gregg, Area Superintendent
Margaret Underhill, Area Director
Jeffrey S. Moquin, Director, Risk Management
Frank Girardi, Project Manager II, 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

South Broward High School

Evaluation Requested

Time of Day

Evaluation Date

Outdoor Conditions Temperature Relative Humidity Ambient CO2

| | | | | | | | |
|----------------------------------|-----------------------------------|--|---------------------------------|--|----------------------|---|--------------------------------|
| Fish | Temperature | Range | Relative Humidity | Range | CO2 | Range | # Occupants |
| <input type="text" value="608"/> | <input type="text" value="72.5"/> | <input type="text" value="72 - 78"/> | <input type="text" value="52"/> | <input type="text" value="30% - 60%"/> | <input type="text"/> | <input type="text" value="Max 700 > Ambient"/> | <input type="text" value="1"/> |
| Noticeable Odor | | Visible water damage / staining? | | Visible microbial growth? | | Amount of material affected | |
| <input type="text" value="No"/> | | <input type="text" value="Yes"/> | | <input type="text" value="Yes"/> | | <input type="text" value="Half of the room"/> | |
| Ceiling Type | | <input type="text" value="2 x 4 Lay In"/> | | <input type="text" value="No"/> | | <input type="text" value="None"/> | |
| Wall Type | | <input type="text" value="Drywall"/> | | <input type="text" value="No"/> | | <input type="text" value="None"/> | |
| Flooring | | <input type="text" value="12 x 12 Vinyl"/> | | <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 ceiling tiles as appropriate"/> |
| Walls | <input type="text" value="Yes"/> | <input type="text" value="No"/> | <input type="text" value="No"/> | <input type="text"/> |
| Flooring | <input type="text" value="Yes"/> | <input type="text" value="No"/> | <input type="text" value="No"/> | <input type="text"/> |
| HVAC Supply Grills | <input type="text" value="Yes"/> | <input type="text" value="No"/> | <input type="text" value="No"/> | <input type="text"/> |
| HVAC Return Grills | <input type="text" value="Yes"/> | <input type="text" value="No"/> | <input type="text" value="No"/> | <input type="text"/> |
| Ceiling at Supply Grills | <input type="text" value="Yes"/> | <input type="text" value="No"/> | <input type="text" value="No"/> | <input type="text"/> |
| Surfaces in Room | <input type="text" value="Yes"/> | <input type="text" value="No"/> | <input type="text" value="No"/> | <input type="text"/> |

Observations

Findings:

- Ceiling tiles throughout the room are stained and spotted with visible microbial growth
- Dust and debris on various ceiling tiles

Recommendations:

Site Based Maintenance:

- Replace stained ceiling tiles
- Clean ceiling tiles with dust and debris as appropriate
- 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 stained/spotted ceiling tiles

IAQ Assessment

South Broward High School

Evaluation Requested July 26, 2005

Time of Day 2:30 pm

Evaluation Date July 27, 2005

Outdoor Conditions Temperature 93.2 Relative Humidity 59.4 Ambient CO2 435

| | | | | | | | |
|-----------------|-------------|----------------------------------|-------------------|---------------------------|-----|-----------------------------|-------------|
| Fish | Temperature | Range | Relative Humidity | Range | CO2 | Range | # Occupants |
| 612 | 73.3 | 72 - 78 | 49.4 | 30% - 60% | | Max 700 > Ambient | 1 |
| Noticeable Odor | | Visible water damage / staining? | | Visible microbial growth? | | Amount of material affected | |
| Ceiling Type | | Yes | | Yes | | Half of the room | |
| Wall Type | | No | | No | | None | |
| Flooring | | No | | No | | None | |

| | Clean | Minor Dust / Debris | Needs Cleaning | Corrective Action Required |
|--------------------------|-------|---------------------|----------------|--------------------------------------|
| Ceiling | No | Yes | Yes | Replace ceiling tiles as appropriate |
| Walls | Yes | No | No | |
| Flooring | Yes | No | No | |
| HVAC Supply Grills | Yes | No | No | |
| HVAC Return Grills | Yes | No | No | |
| Ceiling at Supply Grills | Yes | No | No | |
| Surfaces in Room | Yes | No | No | |

Observations

Findings:

- Ceiling tiles throughout the room are stained and spotted with visible microbial growth
- Visible microbial growth on one ceiling tile under leaking pipe (previously reported)
- Dust and debris on various ceiling tiles

Recommendations:

Site Based Maintenance:

- Replace stained ceiling tiles
- Clean ceiling tiles with dust and debris as appropriate
- 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 stained/spotted ceiling tiles
- Evaluate and repair leaking pipe above ceiling