

managing risk with responsibility

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Jeffrey S. Moquin, Director Risk Management Department

March 10, 2005

TO: Ms. Aimee Zekofsky, Principal

Apollo Middle School

FROM: Kenneth I. Partee, Project Manager, Occupational Health and Environmental

Control

Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

FISH 201L, 201Q, 201R and 201T

On March 3, 2005 the IAQ Assessment Team conducted an assessment FISH 201L, 201Q, 201R and 201T at **Apollo Middle 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 754-321-3200.

cc: Sam Gregg, Area Superintendent

Tina Butler, Area Director

Jeffrey S. Moquin, Director, Risk Management

David DeWald, Project Manager II, Facilities and Construction Management

Ralph Eckhardt, Broward Teachers Union

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

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KP/tc

Enc.

	A	Apollo Midd	le School			Evalua	ation Reques	t ed Ma	rch 1, 2005
Time of Day	11:50 am						Evaluation [Date Ma	rch 3, 2005
Outdoor Condition	ons Tem	perature		Relative H	umidity	y	An	nbient CO2	
Fish Ter	mperature F	Range	Relative Humid	lity Range		CO2		Range	# Occupants
201L		2 - 78		30% - 60%	,		< 1	I,000 PPM	
Noticeable Odor	No No	_	Visible wate		ole micr growth		Amount o		
Ceiling Type	2 x 4 Lay		No No	y: [No	•	anec	None	
Wall Type	Plaster - Reint	forced	No		No			None	
Flooring	Carpet		No	[No			None	
	Clean	Minor Du / Debris				Corr	ective Actio	n Required	
Ceiling	Yes	No	No						
Walls	Yes	No	No						
Flooring	Yes	No	No						
HVAC Supply Gr	rills Yes	No	No						
HVAC Return Gr	ills Yes	No	No						
Ceiling at Supply Grills	y Yes	No	No						
Surfaces in Rooi	m Yes	No	No						
Observations									
Findings: - HVAC return grill	missing in doo	r							
Recommendation:	_								
Site Based Mainte - Install HVAC reture - Continue to monite appropriate	rn grill in door	for any sig	ns of microbial	growth as well	as dus	st and de	ebris accumu	llation and c	ean as

Apollo Middle School Evaluation Requested March 1, 2005						rch 1, 2005		
Time of Day	11:50 am					Evaluation Date	Ма	rch 3, 2005
Outdoor Condi	tions Te	mperature		Relative Humidit	у	Ambier	nt CO2	
Fish	Temperature	Range Rela	tive Humidity	Range	CO2	Rang	 ge	# Occupants
201Q	71.2	72 - 78	37.8	30% - 60%	725	< 1,000	PPM	
Noticeable Od	or No		isible water age / staining	Visible mic growth		Amount of mate	erial	
Ceiling Type	2 x 4 Lay		No	No]		None	
Wall Type	Plaster - Rei	nforced	No	No]		None	
Flooring	Carpet	t	No	No]		None	
	Clean	Minor Dust / Debris	Needs Cleaning		Corr	ective Action Re	quired	
Ceiling	Yes	No	No					
Walls	Yes	No	No					
Flooring	No	Yes	Yes		Repla	ce carpet with tile	e floor	
HVAC Supply	Grills Yes	No	No					
HVAC Return (Grills Yes	No	No					
Ceiling at Supp Grills	ply Yes	No	No					
Surfaces in Ro	oom Yes	No	No					
L Observations								
Findings: - Carpeting is sta	ined and soiled	Lin reception area	a (unstairs)					
Recommendation	- Carpeting is stained and soiled in reception area (upstairs)							
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								
Physical Plant Operations Division:								
- Remove carpeting in reception area and install new tile floor								

Apollo Middle School		chool		Evaluation Requested March 1, 200			, 2005	
Time of Day	11:50 am				Evalu	ation Date	March 3	3, 2005
Outdoor Condi	tions Tem	perature		Relative Humidity		Ambien	t CO2	
Fish ⁷	Temperature F	Range Rela	tive Humidity	Range	CO2	Rang	je # C	Occupants
201R	73.8 7 3	2 - 78	35.1	30% - 60%	754	< 1,000	PPM	4
Noticeable Od	or No	_	isible water age / staining	Visible micro? growth?	obial Am	ount of mate affected	erial	
Ceiling Type	2 x 4 Lay	ln	No	No		N	None	
Wall Type	Plaster - Reinf	orced	No	No		N	lone	
Flooring	Carpet		No	No		ı	None	
On illing or	Clean	Minor Dust / Debris	Needs Cleaning No		Corrective	Action Rec	quired	
Ceiling	162	NO	NO					
Walls	Yes	No	No					
Flooring	No	Yes	Yes		Replace car	pet with tile	floor	
HVAC Supply	Grills Yes	No	No					
HVAC Return (Grills Yes	No	No					
Ceiling at Supp Grills	ply Yes	No	No					
Surfaces in Ro	oom Yes	No	No					

Observations

Findings:

- Leak repaired and ceiling replaced within the last week and may have been cause of original complaint
- Carpeting is stained and soiled
- Heavy dust and debris on HVAC return grills in hallway outside of FISH 201

Recommendations:

Site Based Maintenance:

- Clean HVAC return grills in hallway 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 Division:

- Remove carpeting and install new tile floor

Apollo Middle School	Evaluation Requested March 1, 2005						
Time of Day 11:50 am	Evaluation Date March 3, 2005						
Outdoor Conditions Temperature Relative Humid	dity Ambient CO2						
Fish Temperature Range Relative Humidity Range	CO2 Range # Occupants						
Fish Temperature Range Relative Humidity Range 201T 72 - 78 30% - 60%	CO2 Range # Occupants <a> < 1,000 PPM						
Noticeable Odor No Visible water Visible m	icrobial Amount of material						
damage / staining? grow	_						
Flooring Carpet No No	None						
Clean Minor Dust Needs / Debris Cleaning	Corrective Action Required						
Ceiling Yes No No							
Walls Yes No No							
Flooring No Yes Yes	Clean and Sanitize Carpet						
HVAC Supply Grills Yes No No							
HVAC Return Grills Yes No No							
Ceiling at Supply Yes No No Grills							
Surfaces in Room Yes No No							
Dbservations							
Findings:							
- HVAC return grill missing in door							
Recommendations:							
Site Based Maintenance: - Install HVAC return grill in door - Clean and sanitize carpeting - Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate							