

managing risk with responsibility

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

Jeffrey S. Moquin, Director Risk Management Department

December 21, 2006 Signature on File

TO: Ms. Ellen Etling, Principal

Bair Middle School

FROM: Aston A. Henry, Jr., Supervisor

Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

FISH 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016 and

103A

On December 20, 2006 I conducted an assessment of FISH 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016 and 103A at **Bair Middle 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. 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. Harry LaCava, Area Superintendent

Fran Bolden, Area Director

Jeffrey S. Moquin, Director, Risk Management

Charles Ricks, Project Manager, Facilities and Construction Management

Gary Itzkowitz, 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

AAH/tc Enc.

Evaluation Requested December 18, 2006 Bair Middle School **Evaluation Date** December 20, 2006 12:50 pm Time of Day **Outdoor Conditions Temperature** 81 **Relative Humidity** 61 **Ambient CO2** 378 Temperature Fish CO₂ **Relative Humidity** Range Range # Occupants Range Corridors 72 - 78 Max 700 > Ambient 30% - 60% Visible water Visible microbial **Amount of material Noticeable Odor** No damage / staining? growth? affected **Ceiling Type** No None No **Wall Type** None No No **Flooring** None No No Clean **Minor Dust** Needs **Corrective Action Required** Cleaning / Debris Yes No No Ceiling Yes No Walls No **Flooring** Yes No No **HVAC Supply Grills** | **No** Clean with Wexcide disinfectant solution Yes Yes **HVAC Return Grills** No Yes Yes Clean with Wexcide disinfectant solution **Ceiling at Supply** Yes No No **Grills Surfaces in Room** Yes No No **Observations** Findings: Heavy dust and debris on and inside HVAC supply and return grills in corridors 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015 and 016 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 Physical Plant Operations: Provide custodial assist to clean on and inside HVAC supply and return grills in corridors 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015 and 016

IAQ Assessment

2611

Location Number

<u> </u>			Bair I	Middle Schoo	<u>) </u>			Evaluat	ion Re	quested	Decembe	r 18, 2006
Time of Day	12:	50 pm						E	Evalua	tion Date	Decembe	er 20, 2006
Outdoor Cond	itions	Те	mperature	81	Rel	lative Hun	nidity	61		Ambie	ent CO2	378
Fish	Tempe	rature	Panga	Relative Hur	nidity			CO2		Don		Occupants
103A		1.3	Range 72 - 78	68.5	<u> </u>	Range % - 60%		566		Ran Max 700	nge # > Ambient	Occupants 3
Noticeable Oc		No		Visible w damage / st	ater	Visible	micro owth?			unt of ma		
Ceiling Type		2 x 4 La	y In	No]		No				None	
Wall Type	Concrete/Plaster		Plaster	No		No			None		None	
Flooring		Carpe	t	No	-]		No				None	
	(Clean	Minor D / Debr		eds aning			Correc	ctive A	Action Re	equired	
Ceiling		Yes	No		10							
Walls		Yes	No		lo							
Flooring		Yes	No		lo							
HVAC Supply	Grills	No	Yes] Y	es		Clean	with We	excide	disinfec	tant solution	on
HVAC Return	Grills	No	Yes] <u>Y</u>	es		Clean	with We	excide	disinfec	tant solution	on
Ceiling at Sup Grills	ply	Yes	No] [lo							
Surfaces in R	oom	Yes	No	1	lo							
Dbservations												
Findings: - Heavy dust and debris on and inside HVAC supply and return grills - Humidity level was elevated at the time of the assessment												
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												
Physical Plant Operations: - Provide custodial assist to clean on and inside HVAC supply and return grills - Evaluate and repair HVAC system to lower the humidity level												
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IAQ Assessment

2611

Location Number