

managing risk with responsibility

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Jeffrey S. Moquin, Director Risk Management Department

July 28, 2005

TO: Mr. Vincent Alessi, Principal

Deerfield Beach Middle School

FROM: Robert J. Krickovich, Coordinator, LEA

Facilities and Construction Management, Environmental Division

SUBJECT: Indoor Air Quality (IAQ) Assessment

FISH 142, 759 and 904

On July 12, 2005 the IAQ Assessment Team conducted an assessment of FISH 142, 759 and 904 at **Deerfield Beach 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 754-321-1638.

cc: Dr. Joanne Harrison, Area Superintendent
Craig Anderson, Area Director
Jeffrey S. Moquin, Director, Risk Management
Rigo Zubizarreta, Project Manager II, Facilities and Construction Management
LaFrances Trotter, 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

	Deerfie	d Beach Middle	School		Evaluation F	Requested [July 12, 2005
Time of Day	3:20 pm				Evalu	ation Date	July 12, 2005
Outdoor Conditi	ions Tem	perature 8	9.4 F	Relative Humidity	70.5	Ambier	nt CO2 405
Fish Te	emperature R	ange Relat	ive Humidity	Range	CO2	Rang	ge # Occupants
144 81.2 72 - 78 77.5 30% - 60% 511 Max 700 > Ambient 1							> Ambient 1
Noticeable Odor No			Visible water Visible microbial Amount of material damage / staining? growth? affected			erial	
Ceiling Type	2x4 Lay Ir	n	No	No			None
Wall Type	Drywall		No			None	
Flooring	12x12 Viny	1	No	No			None
	Clean	Minor Dust / Debris	Needs Cleaning		Corrective	Action Re	quired
Ceiling	Yes	No	No				
Walls	Yes	No	No				
Flooring	Yes	No	No				
HVAC Supply G	Grills No	Yes	Yes	С	lean with Wo	excide disi	nfectant
HVAC Return G	irills No	Yes	Yes	С	lean with Wo	excide disi	nfectant
Ceiling at Supp Grills	ly Yes	No	No				
Surfaces in Roc	om Yes	No	No				

Observations

Findings:

- HVAC system in the building was not working
- Visible microbial growth on edges of wood desks and bookcases
- Minor dust and debris on HVAC supply and return grills (Same condition for all rooms throughout entire building)
- HVAC supply grill stuffed full of newspaper
- One live plant in room
- Non-approved SBBC cleaners found in room

Recommendations:

Site Based Maintenance:

- Clean edges of desks and bookcases with Wexcide disinfectant solution to remove microbial growth
- Clean HVAC supply and return grills with Wexcide disinfectant solution throughout the entire building
- Remove newspaper from HVAC supply grill
- Remove live plant
- Remove non-approved SBBC cleaners
- 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 HVAC system

IAQ Assessment

	Deerfield	Beach Middle	School		Evaluation F	Requested [July 12, 2005
Time of Day 3	3:20 pm				Evalu	ation Date	July 12, 2005
Outdoor Conditions	S Tempe	erature 8	9.4	Relative Humidity	70.5	Ambier	et CO2 405
Fish Temp	erature Ra	nge Relat	ive Humidity	Range	CO2	Ranç	ge # Occupants
759	79.2 72 -	- 78	82.2	30% - 60%	412	Max 700 >	- Ambient 3
Noticeable Odor	No		sible water age / staining	Visible micro growth?	bial Am	ount of mate affected	erial
Ceiling Type	2x2 Lay In		Yes	No		One tile a	t exterior wall
Wall Type	Drywall		Yes	No		Water dama	age at windows
Flooring	12x12 Vinyl		No	No			None
	Clean I	Minor Dust / Debris	Needs Cleaning		Corrective	Action Rec	quired
Ceiling	Yes	No	No				
Walls	Yes	No	No				
Flooring	Yes	No	No				
HVAC Supply Grill	s Yes	No	No				
HVAC Return Grills	s Yes	No	No				
Ceiling at Supply Grills	Yes	No	No				
Surfaces in Room	Yes	No	No				

Observations

Findings:

- HVAC system in the building was not working
- One water damaged ceiling tile
- Wall material around windows is water damaged in all rooms of this building

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 Division:

- Evaluate and repair HVAC system
- Evaluate and repair cause of water damaged ceiling tile and replace tile
- Seal all windows for this building and repair interior walls throughout the building

IAQ Assessment

	Deerfie	eld Beach Mid	ddle School		Evaluat	ion Requested	July 12, 2005		
Time of Day	3:20 pm				i	Evaluation Date	July 12, 2005		
Outdoor Conditi	ons Ten	perature [89.4	Relative Humic	dity 70.5	Ambier	nt CO2 405		
_							-		
		Range R	elative Humidity	Range	CO2	Ran			
904	76.4 7	2 - 78	65.6	30% - 60%	437	Max 700 :	> Ambient 3		
Noticeable Odor No		d	Visible water amage / staining	Visible microbial growth?		Amount of material affected			
Ceiling Type	2x2 Lay In		No	No	No		None		
Wall Type	Drywall		Yes	Ye	Yes		At windows		
Flooring	12x12 Vin	yl	No	No)		None		
	Clean	Minor Dus / Debris	t Needs Cleaning		Correc	ctive Action Re	quired		
Ceiling	Yes	No	No						
Walls	Yes	No	No						
Flooring	Yes	No	No						
HVAC Supply G	Grills Yes	No	No						
HVAC Return G	rills Yes	No	No						
Ceiling at Supp Grills	ly Yes	No	No						
Surfaces in Roc	om Yes	No	No						

Observations

Findings: One large room being converted into smaller rooms

- HVAC system in the building was not working
- Visible microbial growth under windows in two rooms where the plaster fell off the wall
- Wall material around windows is water damaged in all rooms of this building

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 Division:

- Evaluate and repair HVAC system
- Seal all windows for this building and repair interior walls throughout the building