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May 2, 2008

Signature on File

TO: Mr. Vincent Alessi, Principal
Deerfield Beach Middle School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 854 and Portable 136

<u>For Custodial Supervisor Use Only</u>	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed

On March 26, 2008 I conducted an assessment of FISH 854 and Portable 136 at **Deerfield Beach 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. 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.

Please ensure that your Head Facilities Serviceperson receives a copy of this correspondence so that the recommendations requiring their attention can be addressed. Within two weeks a representative from the Custodial/Grounds Department will conduct a follow-up visit to ensure that all issues have been appropriately addressed.

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. Joanne Harrison, Area Superintendent
David Hall, Area Director
Jeffrey S. Moquin, Director, Risk Management
Sam Bays, Project Manager, Facilities and Construction Management
Lynn Cavall, Broward Teachers Union
Roy Jarrett, Federation of Public Employees
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

ES/tc
Enc.

IAQ Assessment

Location Number 0911
 Evaluation Requested March 10, 2008
 Evaluation Date March 26, 2008

Deerfield Beach Middle School

Time of Day 1:00 pm

Outdoor Conditions Temperature 79.7 Relative Humidity 42.3 Ambient CO2 451

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
854	76	72 - 78	52	30% - 60%	1464	Max 700 > Ambient	18
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Yes		No		No		None	
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Drywall/Plaster		No	No	None		
Flooring	12 x 12 Vinyl		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

Observations

Findings:

- Odor in room from air freshener
- Non-approved chemicals in room (air freshener)
- Occupant complained of musty odor. No odor detected other than air freshener.
- Dust and debris on HVAC return grills
- CO2 level was slightly elevated

Recommendations:

Site Based Maintenance:

- Remove non-approved chemicals (air freshener)
- Clean HVAC 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 HVAC for proper operation and repair as appropriate to lower CO2 level

IAQ Assessment

Deerfield Beach Middle School

Location Number 0911
 Evaluation Requested March 10, 2008
 Evaluation Date March 26, 2008

Time of Day 1:00 pm

Outdoor Conditions Temperature 79.7 Relative Humidity 42.3 Ambient CO2 451

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-136	75.4	72 - 78	41.6	30% - 60%	1274	Max 700 > Ambient	21
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		1 ceiling tile	
Ceiling Type	2 x 4 Lay In		Yes	No		1 ceiling tile	
Wall Type	Tackable		No	No		None	
Flooring	12 x 12 Vinyl		No	No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tile
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- Dust and debris on HVAC return grills
- Dust build up on environmental surfaces
- Dust and debris on A/C filters
- 1 stained ceiling tile at Northeast corner
- Screens on East side of roof (exterior) are damaged
- CO2 level was slightly elevated

Recommendations:

Site Based Maintenance:

- Clean HVAC return grills with Wexcide disinfectant solution
- Thoroughly clean environmental surfaces throughout the room
- Remove and replace stained ceiling tile
- Contact Physical Plant Operations to generate a work order to repair/replace screens on East side of roof (exterior)
- 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 HVAC for proper operation and repair as appropriate to lower CO2 level