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December 13, 2010

**Signature on File**

TO: Mr. Steven Williams, Principal  
**Driftwood Middle School**

FROM: Richard Rosa, Project Manager  
Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment  
**FISH 705**

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

On December 8, 2010, I conducted an assessment of FISH 705 at **Driftwood 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.

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.

*Please ensure that your Head Facilities Serviceperson receives a copy of this correspondence so that the recommendations requiring their attention can be addressed. In an attempt to separate IAQ issues from general maintenance items, the attached assessment may contain direction for site based staff to generate a work order through COMPASS. 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 754-321-1637.

cc: Dr. Joel Herbst, Area Superintendent  
Deborah Davey, Area Director  
Jeffrey S. Moquin, Executive Director, Support Operations  
Aston Henry, Supervisor, Risk Management  
Sonja Coley, Project Manager, Facilities and Construction Management  
Iris Froelich, Broward Teachers Union  
Roy Jarrett, Federation of Public Employees  
Mark Dorsett, Manager I, Physical Plant Operations Division, Zone 1  
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division  
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

RR/tc  
Enc.

# IAQ Assessment

Location Number   
 Evaluation Requested   
 Evaluation Date

Driftwood Middle School

Time of Day

Outdoor Conditions      Temperature       Relative Humidity       Ambient CO2

|                                  |  |                                      |                                   |  |                                   |   |                                |
|----------------------------------|--|--------------------------------------|-----------------------------------|--|-----------------------------------|---|--------------------------------|
| Fish                             | Temperature                                | Range                                | Relative Humidity                 | Range                                  | CO2                               | Range   | # Occupants                    |
| <input type="text" value="705"/> | <input type="text" value="64.6"/>          | <input type="text" value="72 - 78"/> | <input type="text" value="34.7"/> | <input type="text" value="30% - 60%"/> | <input type="text" value="692"/>  | <input type="text" value="Max 700 &gt; Ambient"/> | <input type="text" value="2"/> |
| Noticeable Odor                  |  | Visible water damage / staining?     |                                   | Visible microbial growth?              |                                   | Amount of material affected                       |                                |
| <input type="text" value="No"/>  |  | <input type="text" value="No"/>      |                                   | <input type="text" value="No"/>        |                                   | <input type="text" value="None"/>                 |                                |
| Ceiling Type                     | <input type="text" value="2 x 4 Lay In"/>  |                                      | <input type="text" value="No"/>   | <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="No"/>        | <input type="text" value="None"/> |   |                                |
| Flooring                         | <input type="text" value="12 x 12 Vinyl"/> |                                      | <input type="text" value="No"/>   | <input type="text" value="No"/>        | <input type="text" value="None"/> |   |                                |

|                          | Clean                            | Minor Dust / Debris             | Needs Cleaning                  | Corrective Action Required |
|--------------------------|----------------------------------|---------------------------------|---------------------------------|----------------------------|
| Ceiling                  | <input type="text" value="Yes"/> | <input type="text" value="No"/> | <input type="text" value="No"/> | <input type="text"/>       |
| 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**

- New roof and HVAC system installed over the summer
- Room recently painted
- HVAC project manager will check heat strips in building 7
- No issues identified at the time of the assessment

**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

**NOTE:** The assessment was conducted by a project manager from the Facilities and Construction Management Environmental Division and it has been determined that there are asbestos-containing materials in building 7 -- transite panels, pipe fittings and wraps, duct mastic, joint compound and wall mastic. As determined by the Environmental Protection Agency, intact and undisturbed asbestos materials generally do not pose a health risk. They can become hazardous if damaged and fibers are released. The potential for an asbestos-containing material to release fibers is based on its condition. All of the asbestos-containing materials identified in building 7 were determined to be in "good" condition and pose no immediate health risk.