

RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor
Risk Management Department

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March 11, 2010

Signature on File

TO: Dr. Sharon Moffitt, Principal
Atlantic West Elementary School

FROM: Aston A. Henry, Supervisor
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 306 and 307

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

On March 10, 2010 I conducted an assessment of FISH 306 and 307 at **Atlantic West Elementary 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. 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 754-321-1900.

cc: Sharon Airaghi, Area Superintendent
Jackie Haywood, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Aston Henry, Supervisor, Risk Management
Mike Marchetti, Project Manager, Facilities and Construction Management
Ruby Fitzgerald, 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

AH/tc
Enc.

IAQ Assessment

Location Number 2511

Atlantic West Elementary School

Evaluation Requested March 3, 2010

Time of Day 1:15 pm

Evaluation Date March 10, 2010

Outdoor Conditions Temperature 76.1 Relative Humidity 56.2 Ambient CO2 355

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
306		72 - 78		30% - 60%		Max 700 > Ambient	
Noticeable Odor	Yes		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Drywall/Tackable		Yes	No	West wall		
Flooring	Carpet		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	No	Yes	Yes	Evaluate and repair as appropriate
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

Observations

Findings:
 - Elevated moisture content in West wall under windows - cabinets installed

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:
 - Evaluate West wall for cause of water intrusion and repair as appropriate. Remove cabinetry on wall as necessary. Repair/replace wall material and cabinetry as appropriate.

IAQ Assessment

Location Number 2511
 Evaluation Requested March 3, 2010
 Evaluation Date March 10, 2010

Atlantic West Elementary School

Time of Day 1:15 pm

Outdoor Conditions Temperature 76.1 Relative Humidity 56.2 Ambient CO2 355

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
307	69.1	72 - 78	73.4	30% - 60%	834	Max 700 > Ambient	3
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Yes		Yes		No		1 ceiling tile	
Ceiling Type	2 x 4 Lay In		Yes	No		West wall	
Wall Type	Drywall/Tackable		Yes	No		None	
Flooring	Carpet		No	No		None	

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

Observations

Findings:

- Odor detected in room
- One stained ceiling tile. HFSP advise no roof leaks.
- Elevated moisture content in West wall under windows - cabinets installed
- Minor dust on HVAC supply grills
- Temperature was low and humidity level was elevated at the time of the assessment

Site Based Maintenance:

- Remove and replace stained ceiling tile. If stain returns contact COMPASS to generate a work order for Physical Plant Operations to evaluate for cause.
- Clean HVAC supply 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 West wall for cause of water intrusion and repair as appropriate. Remove cabinetry on wall as necessary. Repair/replace wall material and cabinetry as appropriate.
- Evaluate HVAC system for proper operation and repair as appropriate to increase temperature and lower humidity level