

RISK MANAGEMENT...

managing risk with responsibility

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June 10, 2005

TO: Ms. Mary Lou Ridge, Principal
Bethune Elementary School

FROM: Robert J. Krickovich, Coordinator, LEA
Facilities and Construction Management, Environmental Division

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 806 and Building 8

On June 9, 2005 the IAQ Assessment Team conducted an assessment of FISH 806 and Building 8 at **Bethune Elementary 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: Sam Gregg, Area Superintendent
Margaret Underhill, Area Director
Jeffrey S. Moquin, Director, Risk Management
Bertram Lewars, Project Manager II, Facilities and Construction Management
Jerrold Neal, 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

Bethune Elementary School

Evaluation Requested June 9, 2005

Time of Day 11:00 am

Evaluation Date June 9, 2005

Outdoor Conditions Temperature 83.5 Relative Humidity 70.2 Ambient CO2 448

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
806	74.8	72 - 78	68.6	30% - 60%	507	Max 700 > Ambient	3
Noticeable Odor	Yes		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2x4 Lay In		No	No	None		
Wall Type	Drywall		No	Yes	5 square feet		
Flooring	Carpet		Yes	No	Entire carpet rippled		

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

Observations

Findings:	<ul style="list-style-type: none"> - West exterior wall has 25% moisture content and visible microbial growth - Visible microbial growth identified on interior west wall - Dust and debris on ceiling tiles and cobwebs on walls throughout ALL OF BUILDING 8 - Dust and debris on HVAC supply and return grills throughout ALL OF BUILDING 8 - Dust and debris on environmental surfaces throughout ALL OF BUILDING 8 - Carpet is stained and rippled throughout ALL OF BUILDING 8 - Humidity level is slightly elevated
Recommendations:	
Site Based Maintenance:	<ul style="list-style-type: none"> - Remove all papers and furnishing from interior west wall and wipe down wall with Wexcide disinfectant solution - Clean/dust ceiling tiles and walls throughout ALL OF BUILDING 8 - Clean HVAC supply and return grills with Wexcide disinfectant solution throughout ALL OF BUILDING 8 - Clean/dust environmental surfaces throughout ALL OF BUILDING 8 - Site based staff encouraged to address general cleanliness with facilities serviceperson staff - 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:	<ul style="list-style-type: none"> - Evaluate and repair cause of water intrusion as appropriate and remove and replace material on exterior west wall as appropriate (from south wall to where angled wall begins) NOTE - PPO painters are on site now - Evaluate, Remove and replace carpet throughout ALL OF BUILDING 8 - Evaluate and repair HVAC system as appropriate to lower humidity level