

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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December 20, 2007

Signature on File

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

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 122C

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

On *December 18, 2007* I conducted a follow up assessment of Portable 122C at **Bethune Elementary School**. The assessment consisted of a reevaluation walkthrough of the previously identified area to assess the current condition of the location with regard to indoor air quality. This assessment included reviewing previously generated work orders, if applicable, as well as observation of the area of concern as stated in the IAQ Assessment performed on November 19, 2007. 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.

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. Joel Herbst, Area Superintendent
Steven Friedman, Area Director
Jeffrey S. Moquin, Director, Risk Management
Bob Sharps, Project Manager, Facilities and Construction Management
Jamie Daniels, Broward Teachers Union
Roy Jarrett, National Federation of Public and Private 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.

Corrected 10-6-2008

IAQ Assessment

Location Number 0341
 Evaluation Requested December 13, 2007
 Evaluation Date December 18, 2007

Bethune Elementary School

Time of Day 1:30 pm

Outdoor Conditions Temperature 89.3 Relative Humidity 28.2 Ambient CO2 443

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-122C	76	72 - 78	39.4	30% - 60%	1427	Max 700 > Ambient	5
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Homasote		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	Yes	No	No	
Ceiling at Supply Grills				N/A
Surfaces in Room	Yes	No	No	

Observations

Findings:

- Only one A/C shaker unit was on at the time of the assessment. Other unit was turned on during the assessment.
- Seal on South side window is deteriorating
- Visible microbial growth on outside of window
- False ceiling plenum was clean and dry
- 3 cardboard boxes in room

Recommendations:

Site Based Maintenance:

- Ensure that both A/C units are on during occupied hours
- Contact Physical Plant Operations to generate a work order to repair window seals as necessary
- Clean exterior of portable to remove microbial growth from window
- Encourage occupant to store items in plastic containers as opposed to cardboard boxes
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate