

# RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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June 22, 2009

**Signature on File**

TO: Ms. Mary L. Ridge, Principal  
**Bethune Elementary School**

FROM: Robert Krickovich, Coordinator, LEA  
Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment  
**FISH 502 and 507**

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

On March 12, 2009 I conducted an assessment of FISH 502 and 507 at **Bethune 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.

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 754-321-1638.

cc: Dr. Joel Herbst, Area Superintendent  
Dr. Gina Eyerman, Area Director  
Jeffrey S. Moquin, Executive Director, Support Operations  
Aston Henry, Supervisor, Risk Management  
Bob Sharps, Project Manager, Facilities and Construction Management  
Jamie Daniels, 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

RK/tc  
Enc.

# IAQ Assessment

Location Number 0341

Bethune Elementary School

Evaluation Requested February 26, 2009

Time of Day 1:18 pm

Evaluation Date March 12, 2009

Outdoor Conditions      Temperature 79.6      Relative Humidity 52.4      Ambient CO2 427

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
502	78.5	72 - 78	40.6	30% - 60%	940	Max 700 > Ambient	3
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		No		No		None	
Flooring		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				N/A (through door to corridor)
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

## Observations

### Findings:

- Complaint from occupant that main HVAC unit has not worked in weeks. Wall mounted A/C unit in room was running at the time of the assessment.

### Recommendations:

#### 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: Found that main HVAC unit was not turned on

# IAQ Assessment

Location Number 0341

Bethune Elementary School

Evaluation Requested February 26, 2009

Time of Day 1:18 pm

Evaluation Date March 12, 2009

Outdoor Conditions      Temperature 79.6      Relative Humidity 52.4      Ambient CO2 427

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
507	74	72 - 78	52.4	30% - 60%	1013	Max 700 > Ambient	18
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		No		No		None	
Flooring		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				N/A (through door to corridor)
Ceiling at Supply Grills	No	Yes	Yes	Clean as appropriate
Surfaces in Room	Yes	No	No	

**Observations**

**Findings:**

- Complaint from occupant that main HVAC unit has not worked in weeks.
- Dust build up on ceiling at HVAC supply grills

**Recommendations:**

**Site Based Maintenance:**

- Clean ceiling at HVAC supply grills
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

Note: Found that main HVAC unit was not turned on