

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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October 10, 2008

Signature on File

TO: Ms. Stephanie Bevill,, Principal
Broward Estates Elementary School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 119 and 120

<u>For Custodial Supervisor Use Only</u>	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed
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On October 7, 2008 I conducted a follow-up assessment of FISH 119 and 120 at **Broward Estates 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 as well as observation of the area of concern as stated in the IAQ Assessments performed on November 29, 2007 and February 4, 2008. Attached are the findings of this assessment along with recommendations for further assessment, remediation, or corrective actions, if needed.

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. 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. Verda Farrow, Area Superintendent
Michaelle Pope, Area Director
Jeffrey S. Moquin, Director, Risk Management
Sheldon Dash, Project Manager, Facilities and Construction Management
Jerrod Neal, 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.

IAQ Assessment

Location Number 0501
 Evaluation Requested October 2, 2008
 Evaluation Date October 7, 2008

Broward Estates Elementary School

Time of Day 2:30 pm

Outdoor Conditions Temperature 84.5 Relative Humidity 62.9 Ambient CO2 360

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
119	72.5	72 - 78	66.5	30% - 60%	598	Max 700 > Ambient	5
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		Minor rust on light grids	
Ceiling Type		2 x 4 Lay In		Yes		No	
Wall Type		Drywall/Plaster		Yes		No	
Flooring		12 x 12 Vinyl		No		No	
						Bulletin boards	
						None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Clean and replace ceiling tiles
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	No	Yes	Yes	Clean as necessary
Surfaces in Room	Yes	No	No	

Observations

Findings:

- Humidity level was slightly elevated at the time of the assessment
- Dust impaction on ceiling tiles
- Minor rust on light grids
- Staining on bulletin boards

Recommendations:

Site Based Maintenance:

- Clean ceiling tiles that can be cleaned and remove and replace those that cannot be cleaned
- Generate a work order to evaluate light grids for repair and/or painting
- Cover bulletin boards with appropriate paper or replace as necessary
- 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 HVAC system for proper operation and repair as appropriate to lower humidity level

Note: Work Order EQ01109 previously generated - updated 10-7-08

IAQ Assessment

Location Number 0501

Broward Estates Elementary School

Evaluation Requested October 2, 2008

Time of Day 2:30 pm

Evaluation Date October 7, 2008

Outdoor Conditions Temperature 84.5 Relative Humidity 62.9 Ambient CO2 360

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
120	72.9	72 - 78	59	30% - 60%	609	Max 700 > Ambient	6
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	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	
Walls	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	
Flooring	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	
HVAC Supply Grills	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	
HVAC Return Grills	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	
Ceiling at Supply Grills	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	
Surfaces in Room	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	Clean as necessary

Observations

Findings: (music room)

- Black substance on 2 bass and 2 cello instruments. Black substance is not microbial growth. Appears that instrument cases are deteriorating.
- FISH 120D - Music Practice Room - was checked and there were no issues identified
- Dust build up on environmental surfaces

Recommendations:

Site Based Maintenance:

- Replace instrument cases and wipe down instruments
- Thoroughly clean environmental surfaces throughout the room
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate