

RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor
Risk Management Department

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August 27, 2010

Signature on File

TO: Ms. Katherine Good, Principal
Coconut Creek Elementary School

FROM: Aston A. Henry, Supervisor
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 122

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

On August 25, 2010 I conducted an assessment of FISH 122 at **Coconut Creek 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
Mark Dorsett, Acting Director, Physical Plant Operations Division, Maintenance
Dave Archer, Project Manager, Facilities and Construction Management
Steve Feldman, Broward Teachers Union
Roy Jarrett, Federation of Public Employees
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division

AH/tc
Enc.

IAQ Assessment

Location Number 1421

Coconut Creek Elementary School

Evaluation Requested August 20, 2010

Time of Day 8:45 am

Evaluation Date August 25, 2010

Outdoor Conditions Temperature 85.8 Relative Humidity 86 Ambient CO2 424

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
122	69.9	72 - 78	66.2	30% - 60%	630	Max 700 > Ambient	3
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Yes		No		Yes		6 ceiling tiles	
Ceiling Type	2 x 4 Lay In		No	Yes	4 panels		
Wall Type	Tackable		No	Yes	None		
Flooring	Tile		No	No			

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tiles
Walls	No	Yes	Yes	Clean with Wexcide disinfectant
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

- Microbial growth on 6 ceiling tiles
- Microbial growth on tackable wall surfaces and cabinets
- Strong odor emanating from AHU (in ceiling) and water dripping into garbage pail
- Valves for chilled water lines are leaking into false ceiling plenum
- Temperature was low and humidity was elevated

Site Based Maintenance:

- Remove and replace stained ceiling tiles
- Wipe down walls and cabinets 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 HVAC system for proper operation and repair as appropriate to increase temperature and lower humidity level
- Repair/replace wall material as necessary
- Clean coils and drain pan
- Evaluate chilled water lines for leaks and repair as appropriate
- Evaluate kiln exhaust fan to ensure it is closed. Kiln is not in use.

NOTE: Work orders EQ01430, EQ01431 and EQ01432 were generated