

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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July 30, 2007

Signature on File

TO: Mr. Lincoln Pasteur, Principal
Collins Elementary School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 503 and 606

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

On July 19, 2007 I conducted an assessment of FISH 503 and 606 at **Collins 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. 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: Steven Friedman, Area Superintendent (Task Assigned)
Margaret Underhill, Area Director
Jeffrey S. Moquin, Director, 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
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

ES/tc
Enc.

IAQ Assessment

Collins Elementary School

Location Number 0331
 Evaluation Requested July 9, 2007
 Evaluation Date July 19, 2007

Time of Day

Outdoor Conditions Temperature 87.9 Relative Humidity 60.5 Ambient CO2 507

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
503	77	72 - 78	63.7	30% - 60%	552	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		Yes		Yes		10 square feet	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	No	Yes	Yes	Clean with Wexcide disinfectant solution
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:
 - Odor in room from wax
 - Visible staining and microbial growth on West wall (@10 square feet). Elevated moisture content (20-50% WME)

Recommendations:

Site Based Maintenance:
 - Wipe down East wall 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 cause of microbial growth and elevated moisture content in East wall and repair as appropriate. Repair/replace wall material as necessary.

Note - HFSP advised roof replacement for school is in progress

IAQ Assessment

Collins Elementary School

Location Number 0331
 Evaluation Requested July 9, 2007
 Evaluation Date July 19, 2007

Time of Day

Outdoor Conditions Temperature 87.9 Relative Humidity 60.5 Ambient CO2 507

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
606	73	72 - 78	49.1	30% - 60%	542	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		Yes		Yes		3 square feet	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	No	Yes	Yes	Clean with Wexcide disinfectant solution
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:
 - Visible staining and microbial growth on East wall above A/C unit (@3 square feet). Elevated moisture content (20-25% WME)

Recommendations:

Site Based Maintenance:
 - Wipe down East wall 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 cause of microbial growth and elevated moisture content in East wall and repair as appropriate. Repair/replace wall material as necessary.

Note - HFSP advised roof replacement for school is in progress