

managing risk with responsibility

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Jeffrey S. Moquin, Director Risk Management Department

July 30, 2007	Signature on File	For Custodial Supervisor Use Only				
TO:	Mr. Lincoln Pasteur, Principal Collins Elementary School	Custodial Issues Addressed Custodial Issues Not Addressed				
FROM:	Edward See, Project Manager Risk Management Department					
SUBJECT:	Indoor Air Quality (IAQ) Assessment FISH 503 and 606					

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.

Outdoor Conditions Temperature 87.9 Relative Humidity 60.5 Ambient CO2 507 Fish Temperature Range 503 77 72-78 63.7 30% - 60% 552 Max 700 > Ambient 2 Noticeable Odor Yes Visible water display affected Amount of material affected Somethy Wall Type Tackable Flooring Vinyl No No No No No Celling Ves No No Celling Ves No No Celling Ves No No No Celling Ves No No No No Celling Ves No No No No Celling Ves No No No Celling at Supply Grills Surfaces in Room Ves No No No Celling at Supply Grills Surfaces in Room Ves No No No Celling at Supply Grills Surfaces in Room Ves No No No Celling at Supply Grills Surfaces in Room Ves No No No No Celling at Supply Grills Surfaces in Room Ves No No No No No Celling at Supply Grills Surfaces in Room Ves No No No No No No Celling at Supply Grills Surfaces in Room Ves No No No No No No No No No N		Сс	ollins Element	Evaluation Requested July 9, 2007						
Fish Temperature Range	Time of Day Evaluation Date July 19, 2007									
Solidaria Soli	Outdoor Condition	ns Tem	perature	87.9	Relative Humid	ity 60.5	Ambier	nt CO2 507		
Noticeable Odor Yes	Fish Ter	nperature _F	Range Re	lative Humidity	Range		Ran			
Celling Type	503	7 7	2 - 78	63.7			Max 700 :	> Ambient 2		
Wall Type Tackable Yes Yes 10 square feet Flooring Vinyl No No No None Clean Minor Dust Cleaning Corrective Action Required Ceiling Yes No No No Walls No Yes Yes Cleaning Flooring Yes No No No HVAC Supply Grills Yes No No No HVAC Return Grills Yes No No No Ceiling at Supply No No No Colling at Supply No No No Colling at Supply No	Noticeable Odor	Yes	da					erial		
Clean Minor Dust Needs Cleaning Corrective Action Required Ceiling Yes No No No Walls No Yes Yes Clean with Wexcide disinfectant solution Flooring Yes No No No HVAC Supply Grills Yes No No No HVAC Return Grills Yes No No No Ceiling at Supply No No No Surfaces in Room Yes No 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.	Ceiling Type			No	No			None		
Ceiling Yes No No No Walls Needs Cleaning Corrective Action Required Ceiling Yes No No No Clean with Wexcide disinfectant solution Flooring Yes No No No HVAC Supply Grills Yes No No No Ceiling at Supply No	Wall Type			Yes	Yes		10 square feet			
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 Mrills Yes No No Ceiling at Supply No No Surfaces in Room Yes No No Surfaces in Room Yes No No Since In Room Yes No No No Cobservations Findings: 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: Vige 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.	Flooring	Vinyl		No	No			None		
Walls No Yes Yes Clean with Wexcide disinfectant solution Flooring Yes No No No HVAC Supply Grills Yes No No No Ceiling at Supply 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.		Clean				Correc	tive Action Re	quired		
Flooring Yes No No HVAC Supply Grills Yes No No HVAC Return Grills Yes No No Ceiling at Supply N/A Grills 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.	Ceiling	Yes	No	No						
HVAC Supply Grills Yes No No No Ceiling at Supply No No No No Surfaces in Room Yes No No No No No Surfaces in Room Yes No No No No No No No Surfaces in Room Yes No	Walls	No	Yes	Yes	Cle	an with We	xcide disinfect	ant solution		
HVAC Return Grills Yes No No No Ceiling at Supply Grills Surfaces in Room Yes No	Flooring	Yes	No	No						
Ceiling at Supply	HVAC Supply Gr	ills Yes	No	No						
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.	HVAC Return Gr	ills Yes	No	No						
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IAQ Assessment

0331

Location Number

			Collins Elen	nentary Scho	ool		Eval	uation F	Requested	July	9, 2007
Time of Day								Evalu	ıation Date	July 1	19, 2007
Outdoor Cond	itions	Т	emperature	87.9		Relative Hun	nidity 6	0.5	Ambie	nt CO2	507
Fish	Tempe	rature	Range	Relative Hu	umidity	Range	CO2		Ran	ge #	Occupants
606	7	73	72 - 78	49.1		30% - 60%	542		Max 700	> Ambien	t 2
Noticeable Oc	dor [No		Visible damage / s			microbial owth?	Am	nount of mat affected	terial	
Ceiling Type				No			No			None	
Wall Type		Tacka	able	Yes	<u> </u>	Y	'es		3 sc	quare feet	
Flooring		Viny	/l	No			No			None	
	(Clean	Minor I / Deb		leeds eaning		Cor	rective	Action Re	equired	
Ceiling		Yes	No		No						
Walls		No	Yes	<u> </u>	Yes		Clean with	Wexci	de disinfec	tant solut	ion
Flooring		Yes	No		No						
HVAC Supply	Grills	Yes	No		No						
HVAC Return	Grills	Yes	No		No						
Ceiling at Sup Grills	ply								N/A		
Surfaces in Ro	oom	Yes	No		No						
L Observations											
Findings:											
- Visible staining	g and r	nicrobia	l growth on	East wall ab	ove A/C	unit (@3 squ	are feet). E	Elevated	d moisture o	content (20)-25% WME)
Recommendat	ions:										
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 walland repair as appropriate. Repair/replace wall material as necessary.											
Note - HFSP ac	lvised	roof rep	lacement for	school is in	progres	s					

IAQ Assessment

0331

Location Number