

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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May 22, 2009

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 403, 503 and 707

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

On May 15, 2009 I conducted an assessment of FISH 403, 503 and 707 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 754-321-1900.

cc: Dr. Joel Herbst, Area Superintendent
Valerie Wanza, 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 April 13, 2009
 Evaluation Date May 15, 2009

Time of Day 2:00 pm

Outdoor Conditions Temperature 81.8 Relative Humidity 68.8 Ambient CO2 373

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
403	76.7	72 - 78	56.1	30% - 60%	600	Max 700 > Ambient	4
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Yes		No		No		None	
Ceiling Type	Tectum		No	No	None		
Wall Type	Drywall/Plaster		No	No	None		
Flooring	12 x 12 Vinyl		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	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- Non-approved chemicals in room (tile adhesive, open bag of sheetrock repair material, liquid wrench). HFSP removed at the time of the assessment.
- Dust build up on environmental surfaces

Recommendations:

Site Based Maintenance:

- Remove non-approved chemicals from room
- 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

IAQ Assessment

Location Number 0331

Collins Elementary School

Evaluation Requested April 13, 2009

Time of Day 2:00 pm

Evaluation Date May 15, 2009

Outdoor Conditions Temperature 81.8 Relative Humidity 68.8 Ambient CO2 373

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
503	74.2	72 - 78	70.3	30% - 60%	561	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Yes		No		No		None	
Ceiling Type	Tectum		No	No	None		
Wall Type	Tackable		No	No	None		
Flooring	12 x 12 Vinyl		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	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- Odor in room appears to be from off gassing of new wall material and spackle (recent repairs completed)
- One potted plant in room
- Construction debris left on tables
- Humidity level was elevated at the time of the assessment

Recommendations:

Site Based Maintenance:

- Remove potted plant from room. Soil is a source of microbial growth.
- Clean environmental surfaces throughout the room to remove construction debris and dust
- 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

IAQ Assessment

Collins Elementary School

Location Number 0331
 Evaluation Requested April 13, 2009
 Evaluation Date May 15, 2009

Time of Day 2:00 pm

Outdoor Conditions Temperature 81.8 Relative Humidity 68.8 Ambient CO2 373

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
707	71.6	72 - 78	55.4	30% - 60%	1604	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	No	Yes	Yes	Remove and replace broken tiles
Walls	Yes	No	No	
Flooring	No	Yes	Yes	Clean and sanitize
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- A/C return vent was blocked. HFSP removed covering during assessment.
- 2 broken ceiling tiles
- Observed food crumbs inside desks
- 2 potted plants in room
- Clutter on top of book shelves
- Dust and debris on environmental surfaces
- CO2 level was slightly elevated at the time of the assessment

Recommendations:

Site Based Maintenance:

- Remove and replace broken ceiling tiles
- Clean crumbs from inside desks and remind students to clean up
- Remove potted plants from room. Soil is a source of microbial growth.
- Clean environmental surfaces throughout the room. Occupant to reduce clutter to assist with cleaning efforts.
- 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 CO2 level