

# RISK MANAGEMENT...

managing risk with responsibility

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July 13, 2010

**Signature on File**

TO: Mr. Dennis Sciullo, Principal  
**Cooper City Elementary School**

FROM: Edward See, Project Manager  
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment  
**FISH 005 and 161**

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

On May 21, 2010, I conducted an assessment of FISH 005 and 161 at **Cooper City 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.

Generally, the IAQ Assessment did not identify any existing conditions significantly impacting IAQ and thereby presenting immediate health and safety concerns 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: Dr. Joel Herbst, Area Superintendent  
Steven Friedman, Area Director  
Jeffrey S. Moquin, Executive Director, Support Operations  
Mark Dorsett, Acting Director, Physical Plant Operations Division, Maintenance  
Aston Henry, Supervisor, Risk Management  
Jack Cooper, Senior Project Manager, Facilities and Construction Management  
Ralph Eckhardt, Broward Teachers Union  
Roy Jarrett, Federation of Public Employees  
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division  
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

ES/tc  
Enc.

# IAQ Assessment

Location Number 1211

Cooper City Elementary School

Evaluation Requested April 30, 2010

Time of Day 12:15 pm

Evaluation Date May 21, 2010

Outdoor Conditions      Temperature 89.3      Relative Humidity 55.8      Ambient CO2 415

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
005	74.4	72 - 78	524	30% - 60%	880	Max 700 > Ambient	2
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	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	Yes	No	No	

## Observations

**Findings**  
 - No odor detected at the time of the assessment. Possible odor from adjacent custodial closet.

**Site Based Maintenance:**  
 - HFSP advised to monitor for return of odor  
 - Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

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Cooper City Elementary School

Evaluation Requested April 30, 2010

Time of Day 12:15 pm

Evaluation Date May 21, 2010

Outdoor Conditions      Temperature 89.3      Relative Humidity 55.8      Ambient CO2 415

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
161	72.8	72 - 78	57.8	30% - 60%	880	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		Various	
Ceiling Type	2 x 4 Lay In		Yes	No		Various	
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	Yes	No	No	

**Observations**

**Findings (Cafeteria)**

- Dirt and dust build up on curtains
- Multiple stained ceiling tiles

**Site Based Maintenance:**

- Clean curtains
- Remove and replace stained ceiling tiles. If stain returns contact COMPASS to generate a work order for Physical Plant Operations to evaluate for cause.
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate