

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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January 28, 2010

Signature on File

TO: Dr. Amanda Miles, Principal
Coral Park Elementary School

FROM: Robert Krickovich, Coordinator, LEA
Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 901, 902, 903 and 904

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

On December 21, 2009 I conducted an assessment of FISH 901, 902, 903 and 904 at **Coral Park 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 754-321-1638.

cc: Sharon Airaghi, Area Superintendent
Anne Dilgen, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Aston Henry, Supervisor, Risk Management
Denise Cone, Project Manager, Facilities and Construction Management
Gary Itzkowitz, 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

RK/tc
Enc.

IAQ Assessment

Location Number 3041

Coral Park Elementary School

Evaluation Requested December 17, 2009

Time of Day

Evaluation Date December 21, 2009

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
Various		72 - 78		30% - 60%		Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No							
Ceiling Type							
Wall Type							
Flooring							

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Flooring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
HVAC Supply Grills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
HVAC Return Grills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceiling at Supply Grills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Surfaces in Room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Observations

Findings:

- FISH 901, 902, 903 and 904 were assessed. FISH 901 and 904 are classrooms, 902 is an electrical room and 903 is an HVAC mechanical room. HVAC unit has an undersized and improperly installed condensate drain that does not drain properly to the floor and/or becomes clogged and creates overflow into the room causing severe damage to FISH 902 and 903.
- @ 2 square feet of visible microbial growth in back corner of FISH 903 behind HVAC unit

Site Based Maintenance:

- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

Facilities and Construction Management:

- Facilitate repair of all HVAC units throughout the site to install condensate drains per plans. Initiate a work order through Physical Plant Operations to repair damaged drywall in FISH 902 and 903, to remove cabinets in FISH 901 and 904 and repair drywall behind cabinets as necessary, and repair water damaged floor tile in FISH 904.

NOTE - FM15343 generated to expedite repairs