

managing risk with responsibility

Jeffrey S. Moquin, Director Risk Management Department Telephone: 754-321-3200 Facsimile: 754-321-3290

Signature on File

November 13, 2006

TO:	Dr. Rene Shaw, Principal
	Coral Springs Elementary School

- FROM: Aston A. Henry, Jr., Supervisor Risk Management Department
- SUBJECT: Indoor Air Quality (IAQ) Assessment FISH 113A, B, C, 114 and 119D

On November 9, 2006 I conducted an assessment of FISH 113A, B, C, 114 and 119D at **Coral Springs 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. 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.

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: Dr. Joanne Harrison, Area Superintendent Sharon Airaghi, Area Director Jeffrey S. Moquin, Director, Risk Management Denise Cone, Project Manager, Facilities and Construction Management Ruby Fitzgerald, Broward Teachers Union 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

AAH/tc Enc.

			IAQ As	sessment	Location N	umber	2551	
	Coral Spr	ings Elementary	y School		Evaluation I	Requested		
Time of Day	1:30 pm				Evalu	uation Date	Novemb	er 9, 2006
Outdoor Condi	itions Tem	perature 7	7.2	Relative Humidity	53.7	Ambie	nt CO2	424
	Temperature F	Range Relat	ive Humidity	Range	CO2	Ran	ge #	Occupants
113 A,B,C	73.4 7	2 - 78	44.4	30% - 60%	1066] Max 700	> Ambient	5
Noticeable Od	lor No		isible water age / staining	Visible micro growth?	obial An	nount of mat affected	terial	
Ceiling Type	2 x 4 Lay	In	No	No			None	
Wall Type	Tackable)	No	No			None	
Flooring	Carpet		No	No			None	
	Clean	Minor Dust / Debris	Needs Cleaning		Corrective	Action Re	equired	
Ceiling	Yes	Νο	No					
Walls	Yes	No	No					
Flooring	Yes	Νο	No					
HVAC Supply	Grills Yes	Νο	No					
HVAC Return	Grills Yes	No	No					
Ceiling at Sup Grills	ply Yes	Νο	No					
Surfaces in Ro	oom No	Yes	Yes		Clean a	s appropri	ate	

Observations

Findings:

- Environmental parameters were within acceptable range

- Heavy dust build up on environmental surfaces throughout the room

- No visible signs of microbial growth or water intrusion

Recommendations:

Site Based Maintenance:

- Thoroughly 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 As	sessment	Location Nu	umber	2551	
	Coral Sp	rings Element	ary School		Evaluation R	equested		
Time of Day	1:30 pm				Evalu	ation Date	Novemb	er 9, 2006
Outdoor Condition	ons Ten	perature	77.2	Relative Humidity	53.7	Ambie	nt CO2	424
Fish Te	mperature	Range Re	lative Humidity	Range	CO2	Ran	ge #	Occupants
114	73.3 7	2 - 78	45.6	30% - 60%	1071	Max 700	> Ambient	2
Noticeable Odo	r No	da	Visible water amage / staining	Visible micro ? growth?	bial Am	ount of mat affected	erial	
Ceiling Type	2 x 4 Lay	In	Νο	No			None	
Wall Type	Drywall		No	No			None	
Flooring	Tile		No	No			None	
	Clean	Minor Dust / Debris	t Needs Cleaning		Corrective	Action Re	quired	
Ceiling	Yes	No	No					
Walls	Yes	No	No					
Flooring	Yes	No	No					
HVAC Supply G	rills Yes	No	No					
HVAC Return G	rills No	Yes	Yes	CI	lean with We	excide disi	nfectant	
Ceiling at Suppl Grills	y Yes	No	No					
Surfaces in Roo	m No	Yes	Yes		Clean as	s appropria	ate	

Observations

Findings:

- Heavy dust and debris on HVAC return grills
- Heavy dust build up on environmental surfaces throughout the room
- No visible signs of microbial growth or water intrusion
- Environmental parameters were within acceptable range

Recommendations:

Site Based Maintenance:

- Clean HVAC return grills with Wexcide disinfectant solution

- Remove all items from the room and thoroughly dust/clean as appropriate

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

			IAQ Ass	sessment	Locati	on Number	2551	
	Coral Spri	ings Elementar	y School		Evaluat	ion Requested		
Time of Day	1:30 pm				I	Evaluation Date	Novemb	per 9, 2006
Outdoor Conditio	ons Tem	perature 7	7.2	Relative Humi	dity 53.7	Ambie	nt CO2	424
Fish Te	mperature R	ange Rela	tive Humidity	Range	CO2	Ran	ge #	Occupants
119D	72	2 - 78		30% - 60%		Max 700	> Ambien	t
Noticeable Odo	r Yes		'isible water age / staining'	Visible m ? grow		Amount of mat affected	terial	
Ceiling Type	2 x 4 Lay I	n	No	No	>		None	
Wall Type	Drywall		No	No	>		None	
Flooring	Tile		No	No	>		None	
	Clean	Minor Dust / Debris	Needs Cleaning		Corre	ctive Action Re	quired	
Ceiling	Yes	Νο	No					
Walls	Yes	No	No					
Flooring	Yes	No	No					
HVAC Supply G	rills Yes	Νο	No					
HVAC Return G	rills Yes	Νο	No					
Ceiling at Suppl Grills	y Yes	No	No					
Surfaces in Roo	m No	Yes	Yes		Cle	an as appropria	ate	

Observations

Findings:

- Room smells like glue

- Heavy dust build up on environmental surfaces throughout the room

- No visible signs of microbial growth or water intrusion

Recommendations:

Site Based Maintenance:

- Ensure that all products are securely sealed

- Remove all items from the room and thoroughly dust/clean as appropriate

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