

RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor
Risk Management Department

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October 2, 2009

Signature on File

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

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 780 and Portable 281CX

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

On October 1, 2009, I conducted an assessment of FISH 780 and Portable 281CX 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. 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: 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
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

ES/tc
Enc.

IAQ Assessment

Location Number 2551

Coral Springs Elementary School

Evaluation Requested September 23, 2009

Time of Day 9:35 am

Evaluation Date October 1, 2009

Outdoor Conditions Temperature 85.1 Relative Humidity 60.1 Ambient CO2 425

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
780	74.5	72 - 78	54.3	30% - 60%	668	Max 700 > Ambient	18
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Yes		No		No		None	
Ceiling Type	2 x 4 Lay In		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	Yes	No	No	

Observations

Findings:

- Slight musty odor in room
- 16 potted plants in room

Recommendations:

Site Based Maintenance:

- Remove potted plants from room. Soil is a source of microbial growth.
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

IAQ Assessment

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Coral Springs Elementary School

Evaluation Requested September 23, 2009

Time of Day 9:35 am

Evaluation Date October 1, 2009

Outdoor Conditions Temperature 85.1 Relative Humidity 60.1 Ambient CO2 425

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-281CX	73	72 - 78	40.6	30% - 60%	502	Max 700 > Ambient	4
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Homasote		Yes	No	@ 6 square feet		
Flooring	12 x 12 Vinyl		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tile
Walls	No	Yes	Yes	Wipe down wall with Wexcide disinfectant
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:

- 1 broken ceiling tile
- Elevated moisture content in West wall under A/C shaker unit - work order J397574 generated by site

Recommendations:

Site Based Maintenance:

- Remove and replace broken ceiling tile
- Follow up with Physical Plant Operations on work order to evaluate West wall (J397574)
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate