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Risk Management Department

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January 6, 2011

Signature on File

TO: Ms. Kellee Stroup, Principal
Country Hills Elementary School

FROM: Aston Henry, Supervisor
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 503 and 511

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

On September 24, 2010, I conducted a follow-up assessment of FISH 503 and 511 at **Country Hills Elementary School**. The assessment consisted of a reevaluation walkthrough of the previously identified areas to assess the current condition of the location with regard to indoor air quality. This assessment included reviewing previously generated work orders, if applicable, as well as observation of the area of concern as stated in the IAQ Assessments performed on March 6, 2007, September 2, 2008 and November 10, 2009. Attached are the findings of this assessment along with recommendations for further assessment, remediation, or corrective actions, if needed.

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 754-321-1900.

cc: Sharon Airaghi, Area Superintendent
David Hall, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Dave Archer, 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

AH/tc
Enc.

IAQ Assessment

Location Number 3111
 Evaluation Requested September 15, 2010
 Evaluation Date September 24, 2010

Country Hills Elementary School

Time of Day 9:00 a.m.

Outdoor Conditions Temperature 84.7 Relative Humidity 86.7 Ambient CO2 343

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
503	71.9	72 - 78	69.3	30% - 60%	941	Max 700 > Ambient	19
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
 - Humidity level was elevated at the time of the assessment

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

Physical Plant Operations:
 - Evaluate HVAC system for proper operation and repair as appropriate to lower humidity level

Work order EQ01502 and EQ01503 generated

IAQ Assessment

Location Number 3111
 Evaluation Requested September 15, 2010
 Evaluation Date September 24, 2010

Country Hills Elementary School

Time of Day 9:00 a.m.

Outdoor Conditions Temperature 84.7 Relative Humidity 86.7 Ambient CO2 343

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
511	71	72 - 78	64.3	30% - 60%	946	Max 700 > Ambient	19
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		2 ceiling tiles	
Ceiling Type	2 x 4 Lay In		Yes	No	2 ceiling tiles		
Wall Type	Drywall		No	No	None		
Flooring	Tile		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tiles
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

- 2 stained ceiling tiles
- Humidity level was elevated at the time of the assessment even with a dehumidifier running
- Air cleaner in room

Site Based Maintenance:

- Remove and replace stained ceiling tiles and monitor. If staining returns contact COMPASS to generate a work order 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

Physical Plant Operations:

- Evaluate HVAC system for proper operation and repair as appropriate to lower humidity level

Work order EQ01502 and EQ01503 generated