

RISK MANAGEMENT...

managing risk with responsibility

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Signature on File

TO: Ms. Tonya Frost, Principal
Country Isles Elementary School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 205A, 852 and Portable 123N

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

On November 18, 2010 I conducted an assessment of FISH 205A, 852 and Portable 123N at **Country Isles 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 754-321-1900.

cc: Dr. Desmond Blackburn, Area Superintendent
Jan Beal, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Aston Henry, Supervisor, Risk Management
Charles Ricks, Project Manager, Facilities and Construction Management
Ralph Eckhardt, 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 2981
 Evaluation Requested November 5, 2010
 Evaluation Date November 18, 2010

Country Isles Elementary School

Time of Day

Outdoor Conditions Temperature 80.7 Relative Humidity 86.6 Ambient CO2 400

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
205A	72.6	72 - 78	53.7	30% - 60%	583	Max 700 > Ambient	2
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	Drywall		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	No	Yes	Yes	Clean as appropriate

Observations

Findings

- Minor microbial growth on book bag
- HVAC return grill missing
- Dust build up on environmental surfaces

Site Based Maintenance:

- Occupant to thoroughly clean book bag. If cannot be cleaned needs to be discarded.
- Thoroughly clean environmental surfaces
- 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:

- Replace missing HVAC return grill

NOTE: Work order EQ01568 generated

IAQ Assessment

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Country Isles Elementary School

Time of Day

Outdoor Conditions Temperature 80.7 Relative Humidity 86.6 Ambient CO2 400

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
852	73	72 - 78	68.4	30% - 60%	1079	Max 700 > Ambient	19
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Drywall		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
 - Humidity level was elevated at the time of the assessment. Humidistat set to 40%

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

NOTE: Work order EQ01569 generated

IAQ Assessment

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Country Isles Elementary School

Time of Day

Outdoor Conditions Temperature 80.7 Relative Humidity 86.6 Ambient CO2 400

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-123N	73.9	72 - 78	64.7	30% - 60%	799	Max 700 > Ambient	8
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	Wood Panels		No	No	None		
Wall Type	Homasote		Yes	No	West wall		
Flooring	12 x 12 Vinyl		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	No	Yes	Yes	Repair/replace wall material
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

- Occupant complaint of odor. No odor detected at the time of the assessment.
- Humidity level was elevated due to door being open
- Visible water damage/staining on West wall under A/C shaker unit. HFSP advised that J work order was generated to address.

Site Based Maintenance:

- Ensure that doors and windows remain closed at all times. Open doors and windows allow untreated air into occupied environment.
- 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 cause of water damage/staining on West wall under A/C shaker unit and repair as appropriate. Repair/replace wall material as necessary (J work order)

NOTE: J work order generated by on site staff