

RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor
Risk Management Department

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October 12, 2009

Signature on File

TO: Mr. Robert Schneider, Principal
Davie Elementary School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 121 and 136

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

On August 26, 2009 I conducted an assessment of FISH 121 and 136 at **Davie 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 October 23, 2006 for FISH 121. Attached are the findings of this assessment along with recommendations for further assessment, remediation, or corrective actions, if needed.

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: Dr. Joel Herbst, Area Superintendent
Dr. Gina Eyerman, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Aston Henry, Supervisor, Risk Management
Frank Girardi, Project Manager, Facilities and Construction Management
Diane Watts, 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 2801

Davie Elementary School

Evaluation Requested August 25, 2009

Time of Day 11:50 am

Evaluation Date August 26, 2009

Outdoor Conditions Temperature 91.6 Relative Humidity 56.3 Ambient CO2 404

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
121	73.6	72 - 78	50.2	30% - 60%	789	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	Tackboard		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:
 - No issues identified at the time of the assessment.

Recommendations:
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

IAQ Assessment

Location Number 2801

Davie Elementary School

Evaluation Requested August 25, 2009

Time of Day 11:50 am

Evaluation Date August 26, 2009

Outdoor Conditions Temperature 91.6 Relative Humidity 56.3 Ambient CO2 404

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
136	74.3	72 - 78	49.1	30% - 60%	753	Max 700 > Ambient	3
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:

- 4 ozone generators in room
- 2 ceiling tiles not seated properly
- Non-approved chemicals in room - air freshener

Recommendations:

Site Based Maintenance:

- Remove ozone generators. Ozone can be harmful and attribute to nasal and throat irritation.
- Adjust ceiling tiles
- Remove non approved chemicals - air freshener
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate