

# RISK MANAGEMENT...

managing risk with responsibility

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November 10, 2009

**Signature on File**

TO: Mr. Michael Breslaw, Principal  
**Deerfield Beach Elementary School**

FROM: Robert Krickovich, Coordinator, LEA  
Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment  
**FISH 610**

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

On November 10, 2009 I conducted an assessment of FISH 610 at **Deerfield Beach 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 754-321-1638.

cc: Sharon Airaghi, Area Superintendent  
Anne Dilgen, Area Director  
Jeffrey S. Moquin, Executive Director, Support Operations  
Aston Henry, Supervisor, Risk Management  
Marshall Washington, 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

RK/tc  
Enc.

# IAQ Assessment

Location Number 0011

Deerfield Beach Elementary School

Evaluation Requested November 10, 2009

Time of Day 1:00 pm

Evaluation Date November 10, 2009

Outdoor Conditions      Temperature 83.1      Relative Humidity 58.3      Ambient CO2 422

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
610	75.2	72 - 78	69.5	30% - 60%	637	Max 700 > Ambient	3
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		1 ceiling tile	
Ceiling Type	2 x 4 Lay In		Yes	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	No	Yes	Yes	Remove and replace ceiling tile
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	No	Yes	Yes	Clean as appropriate
Surfaces in Room	No	Yes	Yes	Clean as appropriate

## Observations

### Findings:

- One stained ceiling tile at speaker
- Minor dust on ceiling at HVAC supply grills
- Minor dust on elevated surfaces
- Humidity level was elevated at the time of the assessment. Checked FISH 606 for comparison and found 75 degree temperature and 70% humidity.
- FISH 616 - Mechanical Room - HVAC units were clean with no standing water in drain pans. Filters recently replaced. 48 degree supply water temperature and 75 degree return water temperature.

### Site Based Maintenance:

- Clean ceiling at supply grills
- Clean elevated 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:

- Evaluate HVAC system for proper operation and repair as appropriate to lower humidity throughout the building
- Remove and replace stained ceiling tile at mounted speaker (requires cut)