

# RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor  
Risk Management Department

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March 12, 2010

**Signature on File**

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

FROM: Aston A. Henry, Supervisor  
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment  
**FISH 904**

<u>For Custodial Supervisor Use Only</u>	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed
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On March 10, 2010 I conducted an assessment of FISH 904 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.

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  
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  
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

AH/tc  
Enc.

**IAQ Assessment**

Location Number

0011

Deerfield Beach Elementary School

Evaluation Requested

March 3, 2010

Time of Day

12:20 pm

Evaluation Date

March 10, 2010

Outdoor Conditions

Temperature

77.1

Relative Humidity

63

Ambient CO2

391

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
904	69.5	72 - 78	57.9	30% - 60%	760	Max 700 > Ambient	10

Noticeable Odor

No

Visible water  
damage / staining?

No

Visible microbial  
growth?

No

Amount of  
material affected

None

Ceiling Type

2 x 4 Lay In

Wall Type

Tackable

Flooring

Tile/carpet

No

No

None

Clean

Minor Dust  
/ DebrisNeeds  
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**

- Temperature was low at the time of the assessment
- No visible signs of microbial growth or water intrusion
- Temperature was low at the time of the assessment

**Site Based Maintenance:**

- Adjust thermostat to increase temperature to between 72 and 78 degrees
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate