

RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor
Risk Management Department

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August 27, 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 605

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

On August 17, 2010 I conducted an assessment of FISH 605 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 754-321-1900.

cc: Sharon Airaghi, Area Superintendent
Anne Dilgen, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Gerry Devio, 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
 Evaluation Requested August 17, 2010
 Evaluation Date August 17, 2010

Deerfield Beach Elementary School

Time of Day 1:55 pm

Outdoor Conditions Temperature 92 Relative Humidity 59.2 Ambient CO2 385

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
605	71.7	72 - 78	65.4	30% - 60%	457	Max 700 > Ambient	3
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		Yes		5 ceiling tiles	
Ceiling Type	2 x 4 Lay In		No	No		None	
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

- 5 stained ceiling tiles with visible microbial growth in FISH 605
- Visible microbial growth on ceiling in FISH 605A (restroom)
- Dust and debris on HVAC return grill in FISH 605A
- Humidity level was elevated at the time of the assessment
- AHU Room (FISH 616) - Heavy condensation on unit and holes in ductwork
- Dust build up on A/C filters

Site Based Maintenance:

- Remove and replace ceiling tiles
- Wipe down ceiling in FISH 605A with Wexcide disinfectant solution
- Wipe down HVAC return grill in FISH 605A
- Remove and replace A/C filters
- 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 AHU (FISH 616) for cause of condensation and holes in ductwork
- Evaluate HVAC system for proper operation and repair as appropriate to lower humidity level

NOTE: Work order EQ01422 generated