

RISK MANAGEMENT...

managing risk with responsibility

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Signature on File

TO: Ms. Constantina Pettis, Principal
Deerfield Park Elementary School

FROM: Robert J. Krickovich, Coordinator, LEA
Facilities and Construction Management, Environmental Division

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 410

On January 22, 2007 I conducted an assessment of FISH 410 at **Deerfield Park 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.

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: Dr. Joanne Harrison, Area Superintendent
Craig Anderson, Area Director
Jeffrey S. Moquin, Director, Risk Management
Robert Bellot, Project Manager, Facilities and Construction Management
Jamie Daniels, Broward Teachers Union
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 0391
 Evaluation Requested January 19, 2007
 Evaluation Date January 22, 2007

Deerfield Park Elementary School

Time of Day 2:30 pm

Outdoor Conditions Temperature 84.6 Relative Humidity 66.2 Ambient CO2 524

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
410	70.9	72 - 78	66.8	30% - 60%	946	Max 700 > Ambient	19
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	No	Yes	Yes	Clean or replace area rug
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills	No	Yes	Yes	Clean as appropriate
Surfaces in Room	Yes	No	No	

Observations

Findings:

- Dust and debris on HVAC return grills and on ceiling at HVAC supply grills
- Temperature was low and humidity level was elevated at the time of the assessment
- Heavy dirt on area rug
- **FISH 419** - Both HVAC units have standing water in drain pan. Unit 4A has visible slim in the pan and unit 4B is leaking onto the floor.

Recommendations:

Site Based Maintenance:

- Clean HVAC return grills with Wexcide disinfectant solution and clean ceiling at supply grills as appropriate
- Thoroughly clean area rug or replace
- 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 and repair HVAC system to increase temperature and lower humidity level
- Clean both HVAC units in FISH 419 and clean condensate drains to allow pans to drain properly. Evaluate and repair leaking drain pan on unit 4B.