

RISK MANAGEMENT...

managing risk with responsibility

Jeffrey S. Moquin, Director
Risk Management Department

Telephone: 754-321-3200
Facsimile: 754-321-3290

February 22, 2008

Signature on File

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

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 200A, 201 and 202

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

On February 19, 2008 I conducted an assessment of FISH 200A, 201 and 202 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.

Please ensure that your Head Facilities Serviceperson receives a copy of this correspondence so that the recommendations requiring their attention can be addressed. 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 754-321-3200.

cc: Dr. Joanne Harrison, Area Superintendent
David Hall, Area Director
Jeffrey S. Moquin, Director, Risk Management
Robert Bellot, Project Manager, Facilities and Construction Management
Lynn Cavall, 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 0391
 Evaluation Requested February 14, 2008
 Evaluation Date February 19, 2008

Deerfield Park Elementary School

Time of Day 2:15 pm

Outdoor Conditions Temperature 74.9 Relative Humidity 52.1 Ambient CO2 435

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
200A	69.6	72 - 78	56.2	30% - 60%	835	Max 700 > Ambient	4
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		3 ceiling tiles	
Ceiling Type	12" x 12"		Yes	No	Northwest wall		
Wall Type	Drywall/Plaster		Yes	No	None		
Flooring	Carpet		No	No			

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tiles (FISH 202)
Walls	No	Yes	Yes	Repair/replace wall material
Flooring	No	Yes	Yes	Clean and sanitize
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:

- 3 stained ceiling tiles in **FISH 202**
- Temperature was low at the time of the assessment (HFSP advised cannot be adjusted locally)
- Elevated moisture content in Northwest wall - 90% WME. Leak reported by HFSP on 2/14/08 and work order generated to repair
- Dust and debris on carpet
- Dust and debris on ceiling at HVAC supply grills
- Dust build up on environmental surfaces in **FISH 200A and FISH 201**
- HVAC return grill improperly seated in **FISH 201**

Recommendations:

Site Based Maintenance:

- Thoroughly clean and sanitize carpet
- Clean ceiling at HVAC supply grills
- Thoroughly clean environmental surfaces throughout **FISH 200A and FISH 201**
- Properly seat HVAC return grill in **FISH 201**
- 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 for proper operation and repair as appropriate to increase temperature
- Evaluate cause of stained ceiling tiles in **FISH 202** and repair as appropriate. Remove and replace stained ceiling tiles.
- Evaluate and repair/replace water damaged Northwest wall in **FISH 200A**
- Note **FISH 201** and **202** were also checked during the assessment