

# managing risk with responsibility

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Jeffrey S. Moquin, Director Risk Management Department

July 12, 2005

TO: Ms. Marelise Le Clerc, Principal

**Eagle Point Elementary School** 

FROM: Kenneth I. Partee, Project Manager, Occupational Health and Environmental

Control

Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

FISH 203, 220, 221, 238 and 345

On June 10, 2005 the IAQ Assessment Team conducted an assessment of FISH 203, 220, 221, 238 and 345 at **Eagle Point Elementary School**. The evaluation consisted of a walkthrough of the identified areas to assess the current condition of the location with regard to indoor air quality. This assessment included observations of the carpet, floor tile, ceiling tile, interior walls, false ceiling plenum, and accessible ventilation equipment.

Attached are the findings of this assessment along with recommendations for further assessment, remediation, or corrective actions, if needed.

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.

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. Verda Farrow, Area Superintendent

David Goldstein, Area Director

Jeffrey S. Moquin, Director, Risk Management

David DeWald, Project Manager II, Facilities and Construction Management

Ralph Eckhardt, Broward Teachers Union

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

KP/tc

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Eagle Point Elementary School	Evaluation Requested June 6, 2005						
Time of Day 9:01 am	Evaluation Date June 10, 2005						
Outdoor Conditions Temperature 80.1 Relat	tive Humidity 86.8 Ambient CO2 485						
Fish Temperature Range Relative Humidity Ra	ange CO2 Range # Occupants						
203 72.5 <b>72 - 78</b> 50.4 <b>30%</b>	- <b>60</b> % 499 Max <b>700</b> > Ambient 2						
Noticeable Odor No Visible water damage / staining?	Visible microbial Amount of material growth? affected						
Ceiling Type 2x4 Lay In No	No None						
Wall Type Plaster Yes	No 2' x 3'						
Flooring Tile No	No None						
Clean Minor Dust Needs / Debris Cleaning	Corrective Action Required						
Ceiling Yes No No							
Walls No Yes Yes	Repair/Replace as appropriate						
Flooring Yes No No							
HVAC Supply Grills Yes No No							
HVAC Return Grills Yes No No							
Ceiling at Supply Yes No No Grills							
Surfaces in Room Yes No No							
Findings: - Lower right corner of wall (under whiteboard) at front of room is saturated (protimeter read 90+)  Recommendations: Site Based Maintenance: - 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 Division: - Evaluate and repair cause of moisture behind wall and repair/replace wall as appropriate							

	Eagle F	Point Elementary	School		Evaluation Requested	June 6, 2005	
Time of Day	9:50 am				Evaluation Date	June 10, 2005	
Outdoor Cond	itions Ten	nperature 8	0.1	Relative Humidity	86.8 Ambie	nt CO2 485	
Fish	Temperature	Range Relat	ive Humidity	Range	CO2 Ran	ge # Occupants	
220	72.5 <b>7</b>	2 - 78		30% - 60%	477 Max 700	> Ambient 2	
Noticeable Oc		dama	isible water age / staining?	Visible micro growth?	7 11110 011110 01 11110	terial	
Ceiling Type	2x4 Lay	ln	No	No	No None		
Wall Type	Plaster		Yes	No		2' x 3'	
Flooring	Tile		No	No		None	
	Clean	Minor Dust / Debris	Needs Cleaning		Corrective Action Re	quired	
Ceiling	Yes	No	No				
Walls	No	Yes	Yes	F	Repair/Replace as app	ropriate	
Flooring	Yes	No	No				
HVAC Supply Grills Yes No No							
HVAC Return Grills Yes No No							
Ceiling at Supply Yes No No Srills							
Surfaces in Ro	oom Yes	No	No				
bservations							
Findings: - Wall at basebo	oard near emerge	ency exit door ha	s moisture da	amage			
Recommendations: Site Based Maintenance: - 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 Division: - Evaluate and repair cause of moisture behind wall and repair/replace wall as appropriate							

Eagle Point Elementary School						Evaluation Requested June 6, 2005			
Time of Day 9	:01 am				E	valuation Date	June 1	0, 2005	
Outdoor Conditions	S Temp	perature [	30.1	Relative Humidity	86.8	Ambient	CO2	485	
Fish Temp	erature R	ango Pela	tive Humidity	D	CO2	Dames	- #	Occupants	
		ange Rela 2 - 78	59.4	Range 30% - 60%	571	Range 		Occupants 2	
Noticeable Odor	No		/isible water nage / staining	Visible micro	bial	Amount of mater			
Ceiling Type	2x4 Lay In	ı	No	No	[	N	lone		
Wall Type	Plaster		Yes	No	[	Vai	rious		
Flooring	Tile		No	No	[	N	lone		
	Clean	Minor Dust / Debris	Needs Cleaning		Correc	tive Action Req	uired		
Ceiling	Yes	No	No						
Walls	No	Yes	Yes	R	Repair/R	eplace as appro	priate		
Flooring	Yes	No	No						
HVAC Supply Grills	s Yes	No	No						
HVAC Return Grills	Yes	No	No						
Ceiling at Supply Grills	Yes	No	No						
Surfaces in Room	Yes	No	No						
bservations									
Findings: - Wall at baseboard i	n front of roo	m under white	board has m	oisture damage					

### Recommendations:

Site Based Maintenance:
- 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 Division:

- Evaluate and repair cause of moisture behind wall and repair/replace wall as appropriate

Eagle Point Elementary School					Evaluatio	on Requested	June	e 6, 2005
Time of Day	9:25 am				Ev	valuation Date	June	10, 2005
Outdoor Condi	tions Tem	perature 8	0.1	Relative Humidity	86.8	Ambien	t CO2	485
Fish	Temperature R	ange Rela	tive Humidity	Range	CO2	Rang	je :	# Occupants
238	75.4 <b>7</b> 2	2 - 78	55.9	30% - 60%	489	Max 700 >	- Ambier	nt 2
Noticeable Od	lor No		isible water age / staining	Visible micro growth?				
Ceiling Type	2x4 Lay Ir	n	No	No		ı	None	
Wall Type	Plaster		Yes	No		1.5	5"'x 8'	
Flooring	Tile		No	No		l	None	
	Clean	Minor Dust / Debris	Needs Cleaning		Correct	ive Action Rec	quired	
Ceiling	Yes	No	No					
Walls	No	Yes	Yes	F	Repair/Re	place as appro	priate	
Flooring	Yes	No	No					
HVAC Supply	Grills Yes	No	No					
HVAC Return	Grills Yes	No	No					
Ceiling at Sup Grills	ply Yes	No	No					
Surfaces in Ro	oom Yes	No	No					
bservations								
	nt of the windows	has moisture d	amage					
Recommendati	ions:							

Site Based Maintenance:
- 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 Division:

- Evaluate and repair cause of moisture behind wall and repair/replace wall as appropriate

Eagle Point Elementary School						ion Requested	June	6, 2005
Time of Day	9:25 am				E	Evaluation Date	June	10, 2005
Outdoor Condit	ions T	emperature	80.1	Relative Humidit	у 86.8	Ambien	nt CO2	485
<del>_</del>	·							
	emperature	Range	Relative Humidity	- Range	CO2	Ranç	•	# Occupants
345	72.6	72 - 78	48.2	30% - 60%	480	Max 700 >	<ul><li>Ambien</li></ul>	nt 2
Noticeable Ode	or No		Visible water damage / staining	Visible mic growth		Amount of mate affected	erial	
Ceiling Type	2x4 L	ay In	No	No	]		None	
Wall Type	Plas	ter	Yes	No	]	1	' x 2'	
Flooring	Tile	Э	No	No	]		None	
	Clean	Minor D / Debri			Correc	ctive Action Rec	quired	
Ceiling	Yes	No	No					
Walls	No	Yes	Yes		Repair/R	eplace as appro	opriate	
Flooring	Yes	No	No					
HVAC Supply (	Grills Yes	No	No					
HVAC Return G	Grills Yes	No	No					
Ceiling at Supp Grills	oly Yes	No	No					
Surfaces in Ro	om Yes	No	No					
bservations								
Findings: - Wall around gla	ass block win	dow has mois	ture damage					

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### Recommendations:

Site Based Maintenance:
- 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 Division:

- Evaluate and repair cause of moisture behind wall and repair/replace wall as appropriate