

RISK MANAGEMENT...

managing risk with responsibility

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September 10, 2008

Signature on File

TO: Ms. Linda Chuckman, Principal
Eagle Point Elementary School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 106

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

On August 22, 2008 I conducted an assessment of Portable 106 at **Eagle Point 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. Verda Farrow, Area Superintendent
Fran Bolden, Area Director
Jeffrey S. Moquin, Director, Risk Management
Gerry Usallan, Project Manager, Facilities and Construction Management
Ralph Eckhardt, Broward Teachers Union
Roy Jarrett, National Federation of Public and Private 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 3461
 Evaluation Requested August 21, 2008
 Evaluation Date August 22, 2008

Eagle Point Elementary School

Time of Day 3:00 pm

Outdoor Conditions Temperature 81.1 Relative Humidity 77.8 Ambient CO2 384

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-106	69.1	72 - 78	42.1	30% - 60%	1055	Max 700 > Ambient	3
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		8 bowed ceiling panels	
Ceiling Type	Wood Panel (5 x 10)		No	No	8 bowed ceiling panels		
Wall Type	Tackable		Yes	No	Under East A/C Unit		
Flooring	12 x 12 Vinyl		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Evaluate and repair
Walls	No	Yes	Yes	Wipe down walls
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:

- Visible microbial growth on exterior of windows
- Dust build up on walls
- Temperature was low at the time of assessment
- Elevated moisture content and visible water damage/staining on wall under East A/C unit
- 8 bowed ceiling panels
- Science experiment in room - @12 potted items

Recommendations:

Site Based Maintenance:

- Wash down exterior of portable to remove growth
- Wipe down walls with Wexcide disinfectant solution
- Adjust thermostat to increase temperature
- 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 cause of elevated moisture and water damage/staining on wall under East A/C unit and repair as appropriate. Repair/replace wall material as necessary.
- Evaluate cause of bowed ceiling panels, possible water intrusion, and repair as appropriate. Repair/replace ceiling material as necessary.