

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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November 12, 2009

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
FISH 212 and 213

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

On October 9, 2009 I conducted an assessment of FISH 212 and 213 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.

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.

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: Dr. Leontine Butler, Area Superintendent
Jan Beal, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Aston Henry, Supervisor, Risk Management
Gerry Usallan, Project Manager, Facilities and Construction Management
Ralph Eckhardt, 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 3461
 Evaluation Requested September 30, 2009
 Evaluation Date October 9, 2009

Eagle Point Elementary School

Time of Day

Outdoor Conditions Temperature 96.1 Relative Humidity 54.1 Ambient CO2 389

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
212	75.5	72 - 78	48.2	30% - 60%	708	Max 700 > Ambient	21
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Drywall		No	No	None		
Flooring	12 x 12 Vinyl		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
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:

- Bowed ceiling tiles
- Caulking at sink area is worn out
- Weather strip at exit door is worn
- HFSP advised contractor on site replacing stucco
- HVAC return louvers were completely closed

Site Based Maintenance:

- Generate a work order through COMPASS to replace caulking at sink and replace weather strip at exit door
- Ensure that all doors and windows remain closed at all times. Open doors and windows allow outside untreated air into occupied area.
- Open HVAC return louvers
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

IAQ Assessment

Location Number 3461
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Time of Day

Outdoor Conditions Temperature 96.1 Relative Humidity 54.1 Ambient CO2 389

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
213	71.6	72 - 78	55	30% - 60%	797	Max 700 > Ambient	22
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	2 x 4 Lay In		No	No		None	
Wall Type	Drywall		No	No		None	
Flooring	12 x 12 Vinyl		No	No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
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:

- 1 ceiling tile not seated properly and 2 stained ceiling tiles in FISH 213B
- Bowed ceiling tiles
- Weather strip at exit door is worn
- HFSP advised contractor on site replacing stucco
- HVAC return louvers were completely closed
- Used light bulbs stored in rooms

Site Based Maintenance:

- Remove and replace stained ceiling tiles in FISH 213B and adjust ceiling tile in FISH 213
- Generate a work order through COMPASS to replace weather strip at exit door
- Ensure that all doors and windows remain closed at all times. Open doors and windows allow outside untreated air into occupied area.
- Open HVAC return louvers
- Properly store and or discard used light bulbs
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate