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July 8, 2010

**Signature on File**

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

FROM: Richard Rosa, Project Manager  
Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment  
**FISH 856**

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

On May 26, 2010 I conducted an assessment of FISH 856 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. 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 754-321-1637.

cc: Dr. Leontine Butler, Area Superintendent  
Jan Beal, Area Director  
Jeffrey S. Moquin, Executive Director, Support Operations  
Mark Dorsett, Acting Director, Physical Plant Operations Division, Maintenance  
Aston Henry, Supervisor, Risk Management  
Jack Cooper, Senior Project Manager, Facilities and Construction Management  
Ralph Eckhardt, Broward Teachers Union  
Roy Jarrett, Federation of Public Employees  
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division  
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

RR/tc  
Enc.

# IAQ Assessment

Eagle Point Elementary School

Location Number 3461

Evaluation Requested May 24, 2010

Time of Day 10:30 am

Evaluation Date May 26, 2010

Outdoor Conditions      Temperature 86.9      Relative Humidity 54.6      Ambient CO2 434

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
856	72.8	72 - 78	47.8	30% - 60%	798	Max 700 > Ambient	3
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 as appropriate
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

- Water stains on floors in adjacent rooms (856B and 856C) from stripping and waxing 856
- Caulking has separated from wall cabinet and backsplash (@ 23 linear feet)
- No visible microbial growth or signs of water intrusion
- 15 gallon aquarium, non-approved chemicals (spray snow, spray paint)

### Site Based Maintenance:

- Thoroughly clean flooring to remove water stains in FISH 856, 856B and 856C
- Remove 15 gallon aquarium and non-approved chemicals from room
- 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:

- Caulk wall cabinet backsplash (@23 linear feet)