

Jeffrey S. Moquin, Director
Risk Management Department

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

May 30, 2007

Signature on File

TO: Ms. Marina Rashid,, Principal
Eagle Ridge Elementary School

FROM: Robert Krickovich, Coordinator, LEA
Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 213

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

On March 16, 2007 I conducted an assessment of FISH 213 at **Eagle Ridge 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 754-321-1638.

cc: Dr. Joanne Harrison, Area Superintendent
Craig Anderson, Area Director
Jeffrey S. Moquin, Director, Risk Management
Paul Bach, Project Manager, Facilities and Construction Management
Ruby Fitzgerald, 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

RK/tc
Enc.

IAQ Assessment

Eagle Ridge Elementary School

Location Number 3441
 Evaluation Requested March 13, 2007
 Evaluation Date March 16, 2007

Time of Day 10:00 am

Outdoor Conditions Temperature 79.1 Relative Humidity 65.1 Ambient CO2 492

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
213	67	72 - 78	52.2	30% - 60%	523	Max 700 > Ambient	2
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	Yes	No	No	
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant
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:

- Dust and debris on HVAC supply grills and on ceiling fixture lenses at supply grills
- Minor dust build up on elevated surfaces
- Throw rugs are stained
- Sink backsplash needs to be caulked and/or repaired
- Appears to be water intrusion along window wall (papers behind cabinet are wet)
- Heavy dust and debris on filter in range hood
- **FISH 213A** - Exhaust fan in restroom is not operational
- **FISH 214A - AHU Room** - Filter spacers are missing and air is bypassing filters. Drain pan is holding water and there is minor dust and debris build up on inside of unit.
- Temperature was low at the time of the assessment

Recommendations:

Site Based Maintenance:

- Clean HVAC supply grills with Wexcide disinfectant solution and clean ceiling fixture lenses at supply grills as appropriate
- Thoroughly clean elevated surfaces
- Thoroughly clean or replace throw rugs
- Adjust the thermostat to increase the temperature. Continue to monitor condition and initiate a work order for Physical Plant Operations to evaluate the HVAC system if temperature does not improve.
- 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 sink backsplash and caulk and/or repair as appropriate
- Remove cabinet at window wall and clean debris from behind cabinet and properly seal window to prevent water intrusion.
- **FISH 213A** - Repair restroom exhaust fan
- **FISH 214A** - Replace missing filter spacers and clean inside of unit pan and condensate drain