

RISK MANAGEMENT...

managing risk with responsibility

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September 4, 2007

Signature on File

TO: Ms. Linda Chuckman, Principal
Fox Trail Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 438P and 439P

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

On August 27, 2007 I conducted a follow-up assessment of Portable 438P and 439P at **Fox Trail Elementary School**. The assessment consisted of a reevaluation walkthrough of the previously identified area to assess the current condition of the location with regard to indoor air quality. This assessment included reviewing previously generated work orders as well as observation of the area of concern as stated in the IAQ Assessments performed on June 8, 2007. Attached are the findings of this assessment along with recommendations for further assessment, remediation, or corrective actions, if needed.

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. Verda Farrow, Area Superintendent
Margaret Underhill, Area Director
Jeffrey S. Moquin, Director, Risk Management
James Carballo, 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

RK/tc
Enc.

IAQ Assessment

Fox Trail Elementary School

Location Number 3531
 Evaluation Requested August 13, 2007
 Evaluation Date August 27, 2007

Time of Day 10:30 am

Outdoor Conditions Temperature 91.5 Relative Humidity 62.1 Ambient CO2 457

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-438P	76.1	72 - 78	52.1	30% - 60%	2051	Max 700 > Ambient	25
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	Tackboard				Unknown - See Below		
Flooring	12 x 12 Vinyl		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls				All walls covered with colored paper
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:

- Only one A/C unit was on at the time of the assessment
- All tackboard walls and bookcases are covered with colored paper - unable to determine condition of walls
- Walls under both A/C units are dry
- Elevated moisture in North wall (wall connecting portables). Wall is dry on 439P side.
- CO2 level was elevated at the time of the assessment

-Recommendations:

Site Based Maintenance:

- Ensure that both A/C units remain on
- Recommend reducing the amount of paper on walls and bookcases
- 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 in North wall that connects to 439P. Repair/replace wall material as appropriate.
- Evaluate HVAC for proper operation and repair as appropriate to lower CO2 level

IAQ Assessment

Fox Trail Elementary School

Location Number 3531
 Evaluation Requested August 13, 2007
 Evaluation Date August 27, 2007

Time of Day 10:30 am

Outdoor Conditions Temperature 91.5 Relative Humidity 62.1 Ambient CO2 457

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-439P	73.1	72 - 78	48.1	30% - 60%	659	Max 700 > Ambient	3
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Tackboard		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	No	Yes	Yes	Repair/replace wall material - see below
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:

- Condensation rust stains on fixtures in front of both A/C units
- Dust and debris on A/C coils - both units
- Elevated moisture in North wall under A/C unit
- Elevated moisture in West wall under second window from North end - Marked in ink with an "X"

-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:

- Evaluate cause of rust stains on fixtures in front of both A/C units and repair as appropriate. Repair fixtures as appropriate.
- Clean A/C coils - both units
- Evaluate cause of elevated moisture in North wall under A/C unit and West wall under second window from North end - Marked in ink with an "X" - and repair as appropriate. Repair/replace wall material as appropriate.

Previous work order EQ00978 - Reopened