

Jeffrey S. Moquin, Director
Risk Management Department

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

May 7, 2007

Signature on File

TO: Ms. Theresa Bucolo, Principal
Harbordale Elementary School

FROM: Edward See, Project Manager, Occupational Health and Environmental Control
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 509

On April 17, 2007 I conducted an assessment of FISH 509 at **Harbordale 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. 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.

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
Joel Herbst, Area Director
Jeffrey S. Moquin, Director, Risk Management
Matt Decker, Project Manager, Facilities and Construction Management
Jerrod Neal, Broward Teachers Union
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

Harbordale Elementary School

Location Number 0491
 Evaluation Requested April 12, 2007
 Evaluation Date April 17, 2007

Time of Day 10:30 am

Outdoor Conditions Temperature 67.1 Relative Humidity 52.4 Ambient CO2 520

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
509	71	72 - 78	44.2	30% - 60%	811	Max 700 > Ambient	16
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		Yes		No		6 Ceiling Tiles	
Wall Type		No		No		None	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tiles
Walls	Yes	No	No	
Flooring	No	Yes	Yes	Clean and sanitize
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- Odor in room from art supplies. Room is being used as a classroom.
- Temperature was low at the time of the assessment
- No signs of water intrusion or microbial growth
- Dust build up on floor
- Debris and garbage (pencil shavings, snack bags, etc.) in student desks
- Dust and debris on environmental surfaces
- Six (6) stained ceiling tiles throughout the room
- Dust build up on return dampers and inside false ceiling plenum around duct work

-Recommendations:

Site Based Maintenance:

- 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.
- Clean and sanitize floor
- Thoroughly clean environmental surfaces throughout the media center
- 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 stained ceiling tiles and repair. Remove and replaced stained ceiling tiles as appropriate.
- Clean dust build up on return dampers and inside false ceiling plenum around duct work