

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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November 7, 2008

Signature re on File

TO: Ms. Frances Merenstein, Principal
Hollywood Central Elementary School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 404 and 426

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

On October 30, 2008 I conducted an assessment of FISH 404 and 426 at **Hollywood Central 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. 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 754-321-3200.

cc: Dr. Joel Herbst, Area Superintendent
Valerie Wanza, Area Director
Jeffrey S. Moquin, Director, Risk Management
Frank Girardi, Project Manager, Facilities and Construction Management
Jamie Daniels, 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 0121
 Evaluation Requested October 3, 2008
 Evaluation Date October 30, 2008

Hollywood Central Elementary School

Time of Day

Outdoor Conditions Temperature 76.9 Relative Humidity 44.8 Ambient CO2 397

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
404	73.3	72 - 78	53	30% - 60%	594	Max 700 > Ambient	1
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4		No	No	None		
Wall Type	Drywall/Plaster		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:

- Visible microbial growth on one (1) laptop case in FISH 404A (storage). All other cases did not have any growth.
- No signs of water intrusion
- FISH 404A does not have an A/C return vent
- Parameters for FISH 404A - Temperature 72.7, Humidity 53.5, CO2 629
- Checked AHU room (FISH 405) and there were no issues

Recommendations:

Site Based Maintenance:

- Discard one (1) laptop case in FISH 404A with microbial growth
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

IAQ Assessment

Hollywood Central Elementary School

Location Number 0121
 Evaluation Requested October 3, 2008
 Evaluation Date October 30, 2008

Time of Day

Outdoor Conditions Temperature 76.9 Relative Humidity 44.8 Ambient CO2 397

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
426	70.1	72 - 78	50.1	30% - 60%	550	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	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

Observations

Findings:
 - Occupant advised that after the summer there were flying insects and odor from rodents
 - Temperature was low at the time of the assessment

Recommendations:

Site Based Maintenance:
 - Adjust thermostat to increase temperature
 - Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate