

# RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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January 16, 2008

**Signature on File**

TO: Ms. Wendy Galinsky,, Principal  
**Hollywood Park Elementary School**

FROM: Aston A. Henry, Supervisor  
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment  
**FISH 126C, 126E, 126G and 126L**

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

On December 4, 2007 I conducted an assessment of FISH 126C, 126E, 126G and 126L at **Hollywood Park 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, if applicable, as well as observation of the area of concern as stated in the IAQ Assessment performed on November 19, 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 754-321-3200.

cc: Dr. Joel Herbst, Area Superintendent  
Valerie Wanza, Area Director  
Jeffrey S. Moquin, Director, Risk Management  
Rodney Williams, Project Manager, Facilities and Construction Management  
Diane Watts, 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  
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

AAH/tc  
Enc.

# IAQ Assessment

Location Number 1761  
 Evaluation Requested November 6, 2007  
 Evaluation Date December 4, 2007

Hollywood Park Elementary School

Time of Day 12:40 pm

Outdoor Conditions      Temperature 78.5      Relative Humidity 53.9      Ambient CO2 480

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<span style="border: 1px solid black; padding: 2px;">126C,E,G,L</span>	<span style="border: 1px solid black; padding: 2px;">64.5</span>	<span style="border: 1px solid black; padding: 2px;">72 - 78</span>	<span style="border: 1px solid black; padding: 2px;">65.2</span>	<span style="border: 1px solid black; padding: 2px;">30% - 60%</span>	<span style="border: 1px solid black; padding: 2px;">2251</span>	<span style="border: 1px solid black; padding: 2px;">Max 700 &gt; Ambient</span>	<span style="border: 1px solid black; padding: 2px;">7</span>
<b>Noticeable Odor</b>	<span style="border: 1px solid black; padding: 2px;">No</span>		<b>Visible water damage / staining?</b>	<span style="border: 1px solid black; padding: 2px;">No</span>	<b>Visible microbial growth?</b>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<b>Amount of material affected</b>
<b>Ceiling Type</b>	<span style="border: 1px solid black; padding: 2px;">Drywall/Plaster</span>		<b>Visible water damage / staining?</b>	<span style="border: 1px solid black; padding: 2px;">No</span>	<b>Visible microbial growth?</b>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">Various</span>
<b>Wall Type</b>	<span style="border: 1px solid black; padding: 2px;">Drywall/Plaster</span>		<b>Visible water damage / staining?</b>	<span style="border: 1px solid black; padding: 2px;">No</span>	<b>Visible microbial growth?</b>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">Various</span>
<b>Flooring</b>	<span style="border: 1px solid black; padding: 2px;">Tile</span>		<b>Visible water damage / staining?</b>	<span style="border: 1px solid black; padding: 2px;">No</span>	<b>Visible microbial growth?</b>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">None</span>

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
<b>Ceiling</b>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">Repair as appropriate</span>
<b>Walls</b>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">Repair as appropriate</span>
<b>Flooring</b>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;"></span>
<b>HVAC Supply Grills</b>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;"></span>
<b>HVAC Return Grills</b>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;"></span>
<b>Ceiling at Supply Grills</b>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;"></span>
<b>Surfaces in Room</b>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;"></span>

**Observations**

**Findings: Kitchen Area (various rooms)**

- Visible microbial growth on walls and ceiling in FISH 126L
- Bubbling paint and cracked walls in various rooms (126C, 126E, 126G and 126L)
- Temperature was low and humidity and CO2 levels were elevated at the time of the assessment

**Recommendations:**

**Site Based Maintenance:**

- Wipe down walls and ceilings with Wexcide disinfectant solution
- 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 HVAC for proper operation and repair as appropriate to increase temperature and lower humidity and CO2 levels throughout kitchen area
- Evaluate cause of microbial growth and bubbling paint and repair as appropriate. Repair and paint wall and ceiling material as appropriate throughout kitchen area (126C, 126E, 126G and 126L).