

RISK MANAGEMENT...

managing risk with responsibility

Jeffrey S. Moquin, Director
Risk Management Department

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

October 10, 2008

Signature on File

TO: Ms. Marvis Ward, Principal
Martin Luther King Elementary School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 107, 414 and 414F

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

On October 7, 2008 I conducted a follow-up assessment of FISH 107, 414 and 414F. 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 October 17, 2007 and July 2, 2008. 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. Verda Farrow, Area Superintendent
Michaelle Pope, Area Director
Jeffrey S. Moquin, Director, Risk Management
Sheldon Dash, Project Manager, Facilities and Construction Management
Jerrod Neal, 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

ES/tc
Enc.

IAQ Assessment

Location Number 1611

Martin Luther King Elementary School

Evaluation Requested October 3, 2008

Time of Day 12:30 pm

Evaluation Date October 7, 2008

Outdoor Conditions Temperature 84.5 Relative Humidity 62.9 Ambient CO2 360

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
107	70	72 - 78	65.5	30% - 60%	667	Max 700 > Ambient	4
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	Homasote		No	No	None		
Flooring	Carpet		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:

- Multiple bowed ceiling tiles
- Humidity level was slightly elevated at the time of the assessment

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 HVAC system for proper operation and repair as appropriate to lower humidity level

IAQ Assessment

Martin Luther King Elementary School

Location Number 1611
 Evaluation Requested October 3, 2008
 Evaluation Date October 7, 2008

Time of Day 12:30 pm

Outdoor Conditions Temperature 84.5 Relative Humidity 62.9 Ambient CO2 360

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
414	71.4	72 - 78	63.9	30% - 60%	466	Max 700 > Ambient	2
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	Drywall/Plaster		No	No	None		
Wall Type	Ceramic Tile		No	Yes	various - total of 1 square foot		
Flooring	Terracotta Tile		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	No	Yes	Yes	Clean with Wexcide disinfectant
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:

- Various spots of microbial growth (total of 1 square foot) on outside of walk in cooler, East wall by breakfast poster, door sill by FISH 414J
- Humidity level was slightly elevated at the time of the assessment
- Standing water observed on floor from recent cleaning

Recommendations:

Site Based Maintenance:

- Wipe down areas with spots of microbial growth with Wexcide disinfectant solution
- Ensure that excess water from cleaning does not remain on floor
- 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 system for proper operation and repair as appropriate to lower humidity level

Previous work order EQ01087

IAQ Assessment

Location Number 1611
 Evaluation Requested October 3, 2008
 Evaluation Date October 7, 2008

Martin Luther King Elementary School

Time of Day 12:30 pm

Outdoor Conditions Temperature 84.5 Relative Humidity 62.9 Ambient CO2 360

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
414F	74.5	72 - 78	59.2	30% - 60%	472	Max 700 > Ambient	1
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	Drywall/Plaster		Yes	No	Along baseboard		
Flooring	12 x 12		Yes	No	Various		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	No	Yes	Yes	Clean as appropriate
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	Yes	No	No	

Observations

Findings:

- Water wicked up onto baseboard leaving stains
- Visible water stains on floor

Recommendations:

Site Based Maintenance:

- Thoroughly clean baseboards to remove stains
- Thoroughly clean and sanitize floor
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate