

RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor
Risk Management Department

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March 15, 2010

Signature on File

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

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 850, 851 and 855

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

On March 3, 2010 I conducted an assessment of FISH 850, 851 and 855 at **Martin Luther King 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.

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. In an attempt to separate IAQ issues from general maintenance items, the attached assessment may contain direction for site based staff to generate a work order through COMPASS. 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. Leontine Butler, Area Superintendent
Michaelle Pope, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Aston Henry, Supervisor, Risk Management
Sheldon Dash, Project Manager, Facilities and Construction Management
Jerrod Neal, 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

Location Number 1611
 Evaluation Requested March 1, 2010
 Evaluation Date March 3, 2010

Martin Luther King Elementary School

Time of Day 9:45 am

Outdoor Conditions Temperature 61.8 Relative Humidity 48.2 Ambient CO2 349

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
850	72.2	72 - 78	46.5	30% - 60%	1359	Max 700 > Ambient	21
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		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	No	Yes	Yes	Clean and sanitize
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills	No	Yes	Yes	Clean as appropriate
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- Occupant advised of mildew smell when entering the room. No odor detected at the time of the assessment
- Heavy dust and debris on HVAC supply and return grills and on ceiling at supply grills
- Dust build up on horizontal surfaces throughout the room
- Dust and debris on floor

Site Based Maintenance:

- Clean HVAC supply and return grills with Wexcide disinfectant solution and clean ceiling at supply grills
- Thoroughly clean all horizontal surfaces throughout the room
- Thoroughly clean, sanitize and wax 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 and clean AHU coils, drain pan and lines - **EQ01370 generated by PPO to address**

IAQ Assessment

Location Number 1611
 Evaluation Requested March 1, 2010
 Evaluation Date March 3, 2010

Martin Luther King Elementary School

Time of Day 9:45 am

Outdoor Conditions Temperature 61.8 Relative Humidity 48.2 Ambient CO2 349

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
851	73	72 - 78	42.4	30% - 60%	1151	Max 700 > Ambient	19
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		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	No	Yes	Yes	Clean and sanitize
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills	No	Yes	Yes	Clean as appropriate
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- Occupant advised every now and then they notice an odor when entering the room. No odor detected at the time of the assessment
- Heavy dust and debris on HVAC supply and return grills and on ceiling at supply grills
- Dust build up on horizontal surfaces throughout the room
- Dust and debris on floor

Site Based Maintenance:

- Clean HVAC supply and return grills with Wexcide disinfectant solution and clean ceiling at supply grills
- Thoroughly clean all horizontal surfaces throughout the room
- Thoroughly clean, sanitize and wax floor
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

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Location Number 1611

Martin Luther King Elementary School

Evaluation Requested March 1, 2010

Time of Day 9:45 am

Evaluation Date March 3, 2010

Outdoor Conditions Temperature 61.8 Relative Humidity 48.2 Ambient CO2 349

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
855	71.6	72 - 78	41.7	30% - 60%	477	Max 700 > Ambient	16
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		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	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

Observations

Findings:

- Occupant advised odor when A/C first starts up and on warm days it is worse due to the fact that the A/C does not work properly and the room gets very uncomfortable. No odor detected at the time of the assessment
- Minor dust on HVAC return grills

Site Based Maintenance:

- Clean HVAC return grills 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 and clean AHU coils, drain pan and lines - **EQ01370 generated by PPO to address**