

RISK MANAGEMENT...

managing risk with responsibility

Jeffrey S. Moquin, Director
Risk Management Department

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

January 7, 2008

Signature on File

TO: Mr. Kenneth King, Principal
Larkdale Elementary School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 604

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

On November 21, 2007 I conducted an assessment of FISH 604 at **Larkdale 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. Leontine Butler, Area Superintendent
Desmond Blackburn, Area Director
Jeffrey S. Moquin, Director, Risk Management
Israel Rodriguez-Soto, Project Manager, Facilities and Construction Management
Dane Ramson, 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 0621
 Evaluation Requested November 1, 2007
 Evaluation Date November 21, 2007

Larkdale Elementary School

Time of Day 2:00 pm

Outdoor Conditions Temperature 81.1 Relative Humidity 58.4 Ambient CO2 427

| | | | | | | | |
|---|---|---|--|---|--|--|---|
| Fish | Temperature | Range | Relative Humidity | Range | CO2 | Range | # Occupants |
| 604 | 74.1 | 72 - 78 | 72.7 | 30% - 60% | 1014 | Max 700 > Ambient | 2 |
| Noticeable Odor | No | | Visible water damage / staining? | Visible microbial growth? | Amount of material affected | | |
| Ceiling Type | 2 x 4 Lay In | | 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:
 - Humidity level was elevated at the time of the assessment. HFSP advised that contractor was working on installation of A/C controls recently. Risk Management contacted contractor to advise.

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

Facilities and Construction Management:
 - Project Manager to follow up with contractor to ensure work has been completed satisfactorily.