

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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September 19, 2008

Signature on File

TO: Mrs. Heather Hedman-Devaughn, Principal
Lauderdale Manors Elementary School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 114 and 115A

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

On August 26, 2008 I conducted an assessment of FISH 114 and 115A at **Lauderdale Manors 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. Verda Farrow, Area Superintendent
Michaelle Pope, Area Director
Jeffrey S. Moquin, Director, Risk Management
Sheldon Dash, 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 0431
 Evaluation Requested August 8, 2008
 Evaluation Date August 26, 2008

Lauderdale Manors Elementary School

Time of Day 10:30 am

Outdoor Conditions Temperature 83.1 Relative Humidity 69.5 Ambient CO2 405

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
114	72.8	72 - 78	67.6	30% - 60%	378	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		Yes	Yes	@50 square feet		
Wall Type	Drywall/Plaster		No	Yes	@ 5 square feet		
Flooring	12 x 12 Vinyl		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Facilities contractor to remove material
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:

- Visible microbial growth on old acoustic ceiling tiles along South wall in false ceiling plenum. Possible roof leak.
- Visible microbial growth on wall
- Humidity level was elevated at the time of the assessment

Recommendations:

Site Based Maintenance:

- Wipe down walls with Wexcide disinfectant as needed
- 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
- Possible roof leak. Evaluate for water intrusion and repair as appropriate.

Facilities and Construction Management

- Contractor to remove old ceiling material in false ceiling plenum

IAQ Assessment

Lauderdale Manors Elementary School

Location Number 0431
 Evaluation Requested August 8, 2008
 Evaluation Date August 26, 2008

Time of Day 10:30 am

Outdoor Conditions Temperature 83.1 Relative Humidity 69.5 Ambient CO2 405

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
115A	73.8	72 - 78	67.7	30% - 60%	375	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	Plaster		No	No	None		
Wall Type	Plaster		Yes	Yes	@ 10 square feet		
Flooring	ceramic tile		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Clean with Wexcide disinfectant
Walls	No	Yes	Yes	Clean with Wexcide disinfectant
Flooring	Yes	No	No	
HVAC Supply Grills				N/A
HVAC Return Grills				N/A
Ceiling at Supply Grills				N/A
Surfaces in Room	Yes	No	No	

Observations

Findings: Restroom

- Vent is not operating
- Visible microbial growth on wall
- Humidity level was elevated at the time of the assessment

Recommendations:

Site Based Maintenance:

- Wipe down walls with Wexcide disinfectant as needed until vent is repaired
- 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
- Evaluate and repair restroom vent