

RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor
Risk Management Department

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June 21, 2010

Signature on File

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

FROM: Aston A. Henry, Supervisor
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 718, 719, 721 and 724

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

On June 16, 2010 I conducted an assessment of FISH 718, 719, 721 and 724 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.

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 754-321-1900.

cc: Dr. Leontine Butler, Area Superintendent
Michaelle Pope, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Mark Dorsett, Acting Director, Physical Plant Operations Division, Maintenance
Sheldon Dash, Project Manager, Facilities and Construction Management
Charles Ricks, Project Manager, Facilities and Construction Management
Dane Ramson, Broward Teachers Union
Roy Jarrett, Federation of Public Employees
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

AAH/tc
Enc.

IAQ Assessment

Location Number 0431

Lauderdale Manors Elementary School

Evaluation Requested June 10, 2010

Time of Day

Evaluation Date June 16, 2010

Outdoor Conditions Temperature 95.2 Relative Humidity 73.7 Ambient CO2 357

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
718		72 - 78		30% - 60%		Max 700 > Ambient	
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		Yes	No	5 stained ceiling tiles		
Wall Type	Drywall/Plaster		No	No	None		
Flooring	Tile		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace stained ceiling tiles
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

- HVAC system was not operational at the time of the assessment
- 5 stained ceiling tiles. HFSP advised that numerous work orders have been called in to address roof leaks.
- All surfaces were extremely clean at the time of the assessment.

Site Based Maintenance:

- Remove and replace stained ceiling tiles. Continue to monitor and change ceiling tiles as necessary until repairs are completed by Physical Plant Operations.
- 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 for cause of water intrusion and repair as appropriate. Replace ceiling tiles as necessary. Coordinate with Facilities and Construction Management regarding roof replacement.

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Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
719		72 - 78		30% - 60%		Max 700 > Ambient	
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		5 stained ceiling tiles	
Ceiling Type	2 x 4 Lay In		Yes	No		5 stained ceiling tiles	
Wall Type	Drywall/Plaster		No	No		None	
Flooring	Tile		No	No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace stained ceiling tiles
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721		72 - 78		30% - 60%		Max 700 > Ambient	
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		various stained ceiling tiles	
Ceiling Type	2 x 4 Lay In		Yes	No		various stained ceiling tiles	
Wall Type	Drywall/Plaster		No	No		None	
Flooring	Tile		No	No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace stained ceiling tiles
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
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Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
724		72 - 78		30% - 60%		Max 700 > Ambient	
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		various stained ceiling tiles	
Ceiling Type	2 x 4 Lay In		Yes	No		various stained ceiling tiles	
Wall Type	Drywall/Plaster		No	No		None	
Flooring	Tile		No	No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace stained ceiling tiles
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