

RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor
Risk Management Department

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February 17, 2010

Signature on File

TO: Mr. Matthew Whaley, Principal
Meadowbrook Elementary School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 105B, 1212 and 1217

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

On February 2, 2010 I conducted an assessment of FISH 105B, 1212 and 1217 at **Meadowbrook 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
Aston Henry, Supervisor, Risk Management
James Carballo, Project Manager, Facilities and Construction Management
Diane Watts, 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 0761

Meadowbrook Elementary School

Evaluation Requested

Time of Day 1:20 pm

Evaluation Date February 2, 2010

Outdoor Conditions Temperature 93.5 Relative Humidity 40.4 Ambient CO2 363

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
105B	74.9	72 - 78	60.3	30% - 60%	766	Max 700 > Ambient	3
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		1 ceiling tile	
Ceiling Type	2 x 4 Lay In		Yes	No		North wall	
Wall Type	Concrete		Yes	Yes		None	
Flooring	Carpet		No	No			

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tile
Walls	No	Yes	Yes	Work order through COMPASS
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	No	Yes	Yes	Clean as appropriate

Observations

Findings	<ul style="list-style-type: none"> - Paint bubbling on North wall - @15 square feet - Air purifier in room - 1 stained ceiling tile - Humidity level was slightly elevated at the time of the assessment - FISH 105C - paint bubbling on North wall - @10 square feet - Dust build up on environmental surfaces in FISH 105B and 105C
Site Based Maintenance:	<ul style="list-style-type: none"> - Contact COMPASS to generate a work order for PPO to evaluate and repair North wall in FISH 105B and 105C - Remove air purifier from room - Remove and replace stained ceiling tile - Clean surfaces in FISH 105B and 105C - 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:	<ul style="list-style-type: none"> - Evaluate HVAC system for proper operation and repair as appropriate to lower humidity level

IAQ Assessment

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Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
1212	72.9	72 - 78	62.2	30% - 60%	1429	Max 700 > Ambient	15
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		No		Yes		@ 8 square feet	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	No	Yes	Yes	Wipe down 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 surface of West wall behind bulletin board. No signs of water intrusion. However, HFSP painted surface with Kilz.
- Humidity and CO2 levels were slightly elevated at the time of the assessment

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 West wall behind bulletin board and repair as appropriate
- Evaluate HVAC system for proper operation and repair as appropriate to lower humidity and CO2 levels

IAQ Assessment

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Meadowbrook Elementary School

Evaluation Requested

Time of Day 1:20 pm

Evaluation Date February 2, 2010

Outdoor Conditions Temperature 93.5 Relative Humidity 40.4 Ambient CO2 363

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
1217	71.9	72 - 78	61.9	30% - 60%	1172	Max 700 > Ambient	16
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		No		Yes		@ 1 square feet	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	No	Yes	Yes	Wipe down 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	

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Physical Plant Operations:

- Evaluate West wall behind bulletin board and repair as appropriate
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