

RISK MANAGEMENT...

managing risk with responsibility

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September 20, 2010

Signature on File

TO: Ms. Rendolyn Amaker, Principal
North Fork Elementary School

FROM: Aston Henry, Supervisor
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 508 and 512

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

On September 15, 2010, I conducted a follow-up assessment of FISH 508 and 512 at **North Fork Elementary School**. The assessment consisted of a reevaluation walkthrough of the previously identified areas to assess the current condition of the location with regard to indoor air quality. This assessment included reviewing previously generated work orders, if applicable, as well as observation of the area of concern as stated in the IAQ Assessment performed on October 2, 2009 and January 14, 2010. Attached are the findings of this assessment along with recommendations for further assessment, remediation, or corrective actions, if needed.

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
Jan Beal, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Frank Alfieri, 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

AH/tc
Enc.

IAQ Assessment

Location Number 1191
 Evaluation Requested September 1, 2010
 Evaluation Date September 15, 2010

North Fork Elementary School

Time of Day

Outdoor Conditions Temperature 94.3 Relative Humidity 51.8 Ambient CO2 342

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
508	72.1	72 - 78	76.3	30% - 60%	591	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Yes		No		No		None	
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Drywall		No	No	None		
Flooring	Tile		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

- No signs of water intrusion or microbial growth identified
- Humidity level was elevated at the time of the assessment
- HVAC filters and AHU were clean 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 HVAC system for proper operation and repair as appropriate to lower humidity

Work order EQ01454 generated

IAQ Assessment

Location Number 1191
 Evaluation Requested September 1, 2010
 Evaluation Date September 15, 2010

North Fork Elementary School

Time of Day

Outdoor Conditions Temperature 94.3 Relative Humidity 51.8 Ambient CO2 342

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
512	72.1	72 - 78	69.5	30% - 60%	720	Max 700 > Ambient	22
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="checkbox"/> Yes		<input type="checkbox"/> No		<input type="checkbox"/> No		<input type="checkbox"/> None	
Ceiling Type	<input type="checkbox"/> 2 x 4 Lay In		<input type="checkbox"/> No	<input type="checkbox"/> No		<input type="checkbox"/> None	
Wall Type	<input type="checkbox"/> Drywall		<input type="checkbox"/> No	<input type="checkbox"/> Yes		<input type="checkbox"/> Minimal	
Flooring	<input type="checkbox"/> Tile		<input type="checkbox"/> No	<input type="checkbox"/> No		<input type="checkbox"/> None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	<input style="width: 100%;" type="text"/>
Walls	<input type="checkbox"/> No	<input type="checkbox"/> Yes	<input type="checkbox"/> Yes	<input type="checkbox"/> Wipe down with Wexcide disinfectant
Flooring	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	<input style="width: 100%;" type="text"/>
HVAC Supply Grills	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	<input style="width: 100%;" type="text"/>
HVAC Return Grills	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	<input style="width: 100%;" type="text"/>
Ceiling at Supply Grills	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	<input style="width: 100%;" type="text"/>
Surfaces in Room	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	<input style="width: 100%;" type="text"/>

Observations

Findings

- No signs of water intrusion identified
- Small area of visible microbial growth on wall above exit door to connecting classroom
- Humidity level was elevated at the time of the assessment
- Dehumidifier running in room
- HVAC filters and AHU were clean at the time of the assessment

Site Based Maintenance:

- Wipe down wall 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 HVAC system for proper operation and repair as appropriate to lower humidity

Work order EQ01454 generated