

RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor
Risk Management Department

Telephone: 754 321-1900
Fax: 754 321-1917

June 22, 2009

Signature on File

TO: Ms. Camille LaChance, Principal
North Side Elementary School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 201

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

On March 6, 2009 I conducted an assessment of FISH 201 at **North Side 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. 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. Verda Farrow, Area Superintendent
Jan Beal, Area Director
Jeffrey S. Moquin, **Executive** Director, Support Operations
Aston A. Henry, Supervisor, Risk Management
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

ES/tc
Enc.

IAQ Assessment

Location Number 0041

North Side Elementary School

Evaluation Requested February 17, 2009

Time of Day 11:40 am

Evaluation Date March 6, 2009

Outdoor Conditions Temperature 70.6 Relative Humidity 46.8 Ambient CO2 401

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
201	74.2	72 - 78	41.3	30% - 60%	503	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Yes		No		No		None	
Ceiling Type	1 x 1		No	No		None	
Wall Type	Drywall/Plaster		Yes	No		Windows - @ 6 square feet	
Flooring	Exposed Wood		No	No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	No	Yes	Yes	Repair as appropriate
Flooring	No	Yes	Yes	Replacement project in progress
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills				N/A
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- Flooring project is in progress. Odor in room from exposed wood and new flooring material
- Non-approved chemicals in room - Plug In air freshener. HFSP removed at the time of the assessment.
- Window was open at the time of the assessment and A/C was not on
- Visible damage (bubbling and flaking) on walls under and around 3 of the windows

Recommendations:

Site Based Maintenance:

- Recommended utilizing portable fan to ventilate room
- Remove non-approved chemicals (Plug in air freshener)
- Ensure that all windows and doors to the outside remain closed at all times. Open windows and doors allow humid untreated air to enter the occupied space.
- Thoroughly clean environmental surfaces when flooring project is completed
- 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 and repair cause of damaged wall material under and around windows. Repair/replace wall material as appropriate.