

RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor
Risk Management Department

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February 1, 2010

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 103, 160 and 806

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

On January 28, 2010, I conducted an assessment of FISH 103, 160 and 806 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.

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. 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
Aston 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

Time of Day 10:15 am

Evaluation Date January 28, 2010

Outdoor Conditions Temperature 70.9 Relative Humidity 53.7 Ambient CO2 380

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
103	71.5	72 - 78	57.3	30% - 60%	807	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Yes		Yes		No		1 ceiling tile	
Ceiling Type	2 x 4 Lay In		Yes	No		1 ceiling tile	
Wall Type	Drywall/Plaster		No	No		None	
Flooring	12 x 12 Vinyl		No	No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tile
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- 1 stained ceiling tile (old stain)
- Odor in room from air freshener - non-approved chemical
- 1 potted plant in room
- Dust build up on elevated surfaces
- Dust and debris on HVAC supply and return grills

Site Based Maintenance:

- Remove and replace stained ceiling tile
- Remove non-approved chemical - air freshener
- Remove potted plant. Soil is a source of microbial growth.
- Thoroughly clean elevated surfaces
- Clean HVAC supply and return grills 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

IAQ Assessment

Location Number 0041

North Side Elementary School

Evaluation Requested

Time of Day 10:15 am

Evaluation Date January 28, 2010

Outdoor Conditions Temperature 70.9 Relative Humidity 53.7 Ambient CO2 380

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
160	73.9	72 - 78	58.5	30% - 60%	1297	Max 700 > Ambient	17
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Drywall/Plaster		No	No	None		
Flooring	12 x 12 Vinyl		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	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- Room A/C unit was turned off at the time of the assessment and CO2 level was slightly elevated at a result
- Dust build up on environmental surfaces

Site Based Maintenance:

- Ensure that A/C unit is turned on periodically to ventilate the room
- Thoroughly clean environmental surfaces throughout the room
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

IAQ Assessment

Location Number 0041

North Side Elementary School

Evaluation Requested

Time of Day 10:15 am

Evaluation Date January 28, 2010

Outdoor Conditions Temperature 70.9 Relative Humidity 53.7 Ambient CO2 380

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
806	72.2	72 - 78	51.2	30% - 60%	821	Max 700 > Ambient	8
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		No		No		None	
Flooring		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:

- 1 ceiling tile was not seated properly
- Occupant advised that it was cold in the room during the cold snap in early January. Environmental parameters - temperature, humidity and CO2 - were within range at the time of the assessment.

Site Based Maintenance:

- Ensure that ceiling tiles are seated properly
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate