

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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August 11, 2008

Signature on File

TO: Mr. Chuck McCanna,, Principal
Nova Blanche Forman Elementary School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 850 and Portable 847VE

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

On August 6, 2008 I conducted an assessment of FISH 850 and Portable 847VE at **Nova Blanche Forman 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 754-321-3200.

cc: Dr. Leontine Butler, Area Superintendent
Dr. Desmond Blackburn, Area Director
Jeffrey S. Moquin, Director, Risk Management
Scott Gillen, Project Manager, Facilities and Construction Management
Diane Watts, Broward Teachers Union
Roy Jarrett, National Federation of Public and Private 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

Nova Blanche Forman Elementary School

Location Number 1282
 Evaluation Requested July 29, 2008
 Evaluation Date August 6, 2008

Time of Day 12:30 pm

Outdoor Conditions Temperature 91.7 Relative Humidity 68.3 Ambient CO2 412

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
850	70.8	72 - 78	58.9	30% - 60%	436	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		Yes		No		4 ceiling tiles	
Wall Type		Yes		No		North wall	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tiles
Walls	No	Yes	Yes	Repair/replace wall material
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:
 - 4 stained ceiling tiles and 1 missing tile
 - Elevated moisture content - 60% WME - in North wall at restroom. Wall was recently painted and FCP indicated had visible microbial growth.

Recommendations:

Site Based Maintenance:
 - Replace ceiling tiles and generate a work order through COMPASS for those requiring cut
 - 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 cause of elevated moisture in North wall at restroom and repair as appropriate. Repair/replace wall material as necessary.

IAQ Assessment

Nova Blanche Forman Elementary School

Location Number
 Evaluation Requested
 Evaluation Date

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="P-847VE"/>	<input type="text" value="73.7"/>	<input type="text" value="72 - 78"/>	<input type="text" value="48.6"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="578"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="3"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="None"/>	
Ceiling Type	<input type="text" value="2 x 4 Lay In"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>			
Wall Type	<input type="text" value="Homasote"/>	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="East wall under A/C"/>			
Flooring	<input type="text" value="12 x 12 Vinyl"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>			

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Walls	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Repair/replace wall material"/>
Flooring	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
HVAC Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean with Wexcide disinfectant"/>
HVAC Return Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean with Wexcide disinfectant"/>
Ceiling at Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Surfaces in Room	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>

Observations

Findings:

- Elevated moisture content - 70% WME - in East wall under A/C unit
- West A/C shaker unit missing filter cover and installed filter is not the proper size
- Dust and debris on HVAC supply and return grills

Recommendations:

Site Based Maintenance:

- Replace missing filter cover on West A/C shaker unit and remove and install proper size filter
- 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

Physical Plant Operations:

- Evaluate cause of elevated moisture in East wall under A/C unit and repair as appropriate. Repair/replace wall material as necessary.