

RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor
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July 12, 2010

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
Portable 847VE

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

On July 9, 2010 I conducted an assessment of 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. 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. Joel Herbst, Area Superintendent
Steven Friedman, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Aston Henry, Supervisor, Risk Management
Scott Gillen, Project Manager, Facilities and Construction Management
Diane Watts, Broward Teachers Union
Roy Jarrett, Federation of Public Employees
Mark Dorsett, Acting Director, Physical Plant Operations Division, Maintenance
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

ES/tc
Enc.

IAQ Assessment

Location Number 1282

Nova Blanche Forman Elementary School

Evaluation Requested July 1, 2010

Time of Day 4:45 pm

Evaluation Date July 9, 2010

Outdoor Conditions Temperature 93 Relative Humidity 63.7 Ambient CO2 382

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-847VE	71.4	72 - 78	57.7	30% - 60%	431	Max 700 > Ambient	2
Noticeable Odor	Yes		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		Yes	Yes	Various		
Wall Type	Homasote		Yes	No	Various		
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 tiles
Walls	No	Yes	Yes	Repair/replace as necessary
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	No	Yes	Yes	Remove and replace ceiling tiles
Surfaces in Room	Yes	No	No	

Observations

Findings

- Active water intrusion, possible roof leak.
- Multiple stained ceiling tiles and condensation in light fixtures
- Elevated moisture content in entire South wall and under both A/C shaker units

Site Based Maintenance:

- In the future, monitor occupied spaces more frequently to detect issues at onset
- 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 for cause of water intrusion - ceiling, light fixtures and walls - and repair as appropriate. Remove and replace stained ceiling tiles and repair/replace wall material as necessary.