

# RISK MANAGEMENT...

managing risk with responsibility

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May 3, 2006

**Signature on File**

TO: Ms. Joanne Krisel, Principal  
**Oakland Park Elementary School**

FROM: Kenneth I. Partee, Project Manager  
Occupational Health and Environmental Control  
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment  
**FISH 501**

On May 2, 2006 I conducted an assessment of FISH 501 at **Oakland Park 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.

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. Harry LaCava, Area Superintendent  
Dr. Linda Bedell, Area Director  
Jeffrey S. Moquin, Director, Risk Management  
Robert Goode, Project Manager, Facilities and Construction Management  
Dane Ramson, Broward Teachers Union  
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

KP/tc  
Enc.

# IAQ Assessment

Location Number 0031  
 Evaluation Requested April 27, 2006  
 Evaluation Date May 2, 2006

Oakland Park Elementary School

Time of Day 8:40 a.m.

Outdoor Conditions      Temperature 77.9      Relative Humidity 56.1      Ambient CO2 543

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<span style="border: 1px solid black; padding: 2px;">501</span>	<span style="border: 1px solid black; padding: 2px;">70.4</span>	<span style="border: 1px solid black; padding: 2px;">72 - 78</span>	<span style="border: 1px solid black; padding: 2px;">41.1</span>	<span style="border: 1px solid black; padding: 2px;">30% - 60%</span>	<span style="border: 1px solid black; padding: 2px;">859</span>	<span style="border: 1px solid black; padding: 2px;">Max 700 &gt; Ambient</span>	<span style="border: 1px solid black; padding: 2px;">1</span>
Noticeable Odor	<span style="border: 1px solid black; padding: 2px;">Yes</span>		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	<span style="border: 1px solid black; padding: 2px;">Particle Board</span>		<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">None</span>		
Wall Type	<span style="border: 1px solid black; padding: 2px;">Concrete</span>		<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">None</span>		
Flooring	<span style="border: 1px solid black; padding: 2px;">Tile</span>		<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">None</span>		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;"></span>
Walls	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">Clean as appropriate</span>
Flooring	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;"></span>
HVAC Supply Grills	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">Clean with Wexcide disinfectant</span>
HVAC Return Grills	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">Clean with Wexcide disinfectant</span>
Ceiling at Supply Grills	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;"></span>
Surfaces in Room	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">Clean as appropriate</span>

**Observations**

**Findings:**

- Visible microbial growth on walls and paint is peeling
- Dust and debris on HVAC supply and return grills
- Dust build up on environmental surfaces
- Unauthorized chemicals in room (Glade plug in, air freshener and Raid)
- Lizard was entering the room from under the door and door frame is damaged
- Baseboard is damaged
- Temperature was low at the time of the assessment

**Recommendations:**

**Site Based Maintenance:**

- Clean HVAC supply and return grills with Wexcide disinfectant solution and ensure that proper filter is being used
- Clean environmental surfaces throughout the room
- Remove unauthorized chemicals from the room
- Adjust thermostat to increase the temperature
- 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 walls for cause of peeling paint and microbial growth and repair as appropriate
- Repair door to eliminate gap and repair door frame as appropriate
- Repair/replace damaged baseboard