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January 14, 2009

Signature on File

TO: Ms. Deborah Peeples, Principal
Oriole Elementary School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 137 and 156

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

On November 12, 2008 I conducted an assessment of FISH 137 and 156 at **Oriole 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, Executive Director, Support Operations
Henry Verdugo, 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 1831
 Evaluation Requested October 27, 2008
 Evaluation Date November 12, 2008

Oriole Elementary School

Time of Day

Outdoor Conditions Temperature 81.9 Relative Humidity 74.1 Ambient CO2 395

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
137	73.7	72 - 78	56.1	30% - 60%	581	Max 700 > Ambient	1
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4		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	No	Yes	Yes	Replace missing ceiling tiles
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	No	Yes	Yes	Clean as appropriate
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- 2 missing ceiling tiles
- Dust and debris on ceiling at HVAC supply grills
- Dust build up on environmental surfaces
- 2 sink drain traps (FISH 137 and 137A) were dry

Recommendations:

Site Based Maintenance:

- Replace missing ceiling tiles
- Wipe down ceiling to remove dust and debris at HVAC supply grills
- Thoroughly clean environmental surfaces throughout the room
- Ensure that water is poured down sink drains regularly to prevent sewer gas odor
- 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 1831
 Evaluation Requested October 27, 2008
 Evaluation Date November 12, 2008

Oriole Elementary School

Time of Day

Outdoor Conditions Temperature 81.9 Relative Humidity 74.1 Ambient CO2 395

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
156	75.6	72 - 78	59	30% - 60%	676	Max 700 > Ambient	1
Noticeable Odor	Yes		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	Drywall		Yes	Yes	@2 square feet		
Wall Type	Concrete		No	No	None		
Flooring	Concrete		No	No	None		

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

Observations

Findings: (PE Storage Room)

- Musty odor in room
- No A/C supply or return in room
- Spotty growth on ceiling and shelves

Recommendations:

Site Based Maintenance:

- Wipe down ceiling and shelves 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:

- No A/C supply or return in room. Evaluate need for exhaust or air circulation.