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January 14, 2009

Signature on File

TO: Ms. Deborah Peebles, Principal
Oriole Elementary School

FROM: Robert Krickovich, Coordinator, LEA
Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 770

For Custodial Supervisor Use Only	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed
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On January 7, 2009 I conducted an assessment of FISH 770 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 754-321-1638.

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

RK/tc
Enc.

IAQ Assessment

Location Number 1831
 Evaluation Requested January 6, 2009
 Evaluation Date January 7, 2009

Oriole Elementary School

Time of Day 11:30 am

Outdoor Conditions Temperature 81.8 Relative Humidity 61.4 Ambient CO2 431

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
770	71.4	72 - 78	62	30% - 60%	547	Max 700 > Ambient	3
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		Yes		No		3 ceiling tiles	
Wall Type		Yes		No		@ 20 square feet	
Flooring		No		No		None	

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

Observations

Findings:

- Mushrooms growing from wood cabinet under windows
- 2 windows open with HVAC running
- 2 stained ceiling tiles right side of window and 1 stained ceiling tile over sink area
- Wall is wet from left side of window to six inches from corner and two feet above cabinet
- Slightly elevated moisture content (16% WME) right side of windows under two stained ceiling tiles
- Dust and debris on HVAC return grills
- Humidity level was slightly elevated at the time of the assessment

Recommendations:

Site Based Maintenance:

- Ensure that all doors and windows to the exterior remain closed. Open doors or windows allow humid untreated air into occupied environment.
- Clean HVAC 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 content in walls and stained ceiling tiles and repair as appropriate. Repair/replace cabinet, wall material and ceiling tiles as appropriate.
- Evaluate HVAC for proper operation and repair as appropriate

WORK ORDER EQ01223