

# RISK MANAGEMENT...

managing risk with responsibility

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November 12, 2009

**Signature on File**

TO: Mr. Donald Gardner, Principal  
**Park Lakes Elementary School**

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

SUBJECT: Indoor Air Quality (IAQ) Assessment  
**FISH 118H**

<u>For Custodial Supervisor Use Only</u>	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed
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On October 30, 2009 I conducted an assessment of FISH 118H at **Park Lakes 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.

Generally, the IAQ Assessment did not identify any existing conditions significantly impacting IAQ and thereby presenting immediate health and safety concerns 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 754-321-1638.

cc: Dr. Leontine Butler, Area Superintendent  
Dr. Desmond Blackburn, Area Director  
Jeffrey S. Moquin, Executive Director, Support Operations  
Aston Henry, Supervisor, Risk Management  
Robert Goode, 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

3761

Park Lakes Elementary School

Evaluation Requested

October 8, 2009

Time of Day

Evaluation Date

October 30, 2009

Outdoor Conditions

Temperature

79

Relative Humidity

85.1

Ambient CO2

589

Fish

118H

Temperature

79.4

Range

72 - 78

Relative Humidity

45.6

Range

30% - 60%

CO2

848

Range

Max 700 &gt; Ambient

# Occupants

1

Noticeable Odor

No

Visible water  
damage / staining?

Yes

Visible microbial  
growth?

Yes

Amount of  
material affected

All

Ceiling Type

Drywall

Wall Type

Ceramic Tile

Flooring

Quarry Tile

No

No

No

No

None

None

Clean

Minor Dust  
/ DebrisNeeds  
Cleaning

Corrective Action Required

Ceiling

No

Yes

Yes

Repair/replace ceiling material

Walls

Yes

No

No

Flooring

Yes

No

No

HVAC Supply Grills

None

HVAC Return Grills

None

Ceiling at Supply  
Grills

None

Surfaces in Room

Yes

No

No

**Observations****Findings:**

- Room is a Pulper room - HFSP advised that pulper was left running. The school noticed that the propane tank was being filled too frequently. PPO came out to check and found the pulper running which uses propane to heat the hot water. It was not identified for how long it was running. The hot water in the small pulper room caused a build up of steam which ruined the ceiling. Ceiling paint is blistering and peeling and shows signs of water intrusion with @ 10 square feet of minor microbial growth. Door also shows signs of damage.

**Site Based Maintenance:**

- Contact COMPASS to generate a work order to repair/replace ceiling material and sand and repaint door due to pulper being left on

- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate