

RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor
Risk Management Department

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September 20, 2010

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 210

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

On September 20, 2010, I conducted a follow up assessment of FISH 210 at **Park Lakes Elementary School**. The assessment consisted of a reevaluation walkthrough of the previously identified areas to assess the current condition of the location with regard to indoor air quality. This assessment included reviewing previously generated work orders, if applicable, as well as observation of the area of concern as stated in the IAQ Assessments performed on August 24, 2010 and September 16, 2010. Attached are the findings of this assessment along with recommendations for further assessment, remediation, or corrective actions, if needed.

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 754-321-1638.

cc: Dr. Desmond Blackburn, Area Superintendent
Jan Beal, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Greg Boardman, Project Manager, Facilities and Construction Management
Dane Ramson, 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

RK/tc
Enc.

IAQ Assessment

Location Number 3761
 Evaluation Requested September 17, 2010
 Evaluation Date September 20, 2010

Park Lakes Elementary School

Time of Day 6:30 am

Outdoor Conditions Temperature 77.1 Relative Humidity 80.6 Ambient CO2 494

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
210	75	72 - 78	45.4	30% - 60%	399	Max 700 > Ambient	1
Noticeable Odor	Yes		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Drywall		No	No	None		
Flooring	12 x 12 Vinyl		No	No	None		

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

Observations

Findings

- Slight odor identified when entering the room - odor is more prevalent in the mornings
- Trash can by teachers desk full of trash - including food tray with food debris
- Splatter stains on walls - both sides of door and behind teachers desk in corner
- No staining on ceiling or surfaces above ceiling
- Bag of "Black Magic" potting soil on cabinet over sink - when bag was moved small flies were present
- Corridor 011 was 79.7 degrees and corridor 010 was 76 degrees and temperature difference was noticeable
- FISH 154 (Mechanical Room) - Floor drain basket and grate removed allowing possible access for rodents.
- FISH 154 - AHU 1-14 services room 209, 210 and 212 - Heavy dust and debris on A/C filters
- FISH 154 - Visible microbial growth on chilled water lines

Site Based Maintenance:

- Ensure that garbage is removed daily
- Wipe down walls from top to bottom to remove stains
- Remove bag of "Black Magic" potting soil
- Put floor drain and basket back into place in FISH 154
- Remove and replace A/C filters in AHU 1-14 FISH 154
- 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:

- Clean coils, drain pan and inside of AHU 1-14 (FISH 154)
- Clean supply and return ducts of FISH 209, 210 and 212
- Evaluate cause of temperature difference in corridors and repair as appropriate
- Evaluate chilled water lines in FISH 154 and repair as appropriate (clean, paint, replace)