

RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor
Risk Management Department

Telephone: 754 321-1900
Fax: 754 321-1917

September 4, 2009

Signature on File

TO: Mr. Michael Walker, Principal
Park Ridge Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 116, 133 and 151

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

On August 26, 2009 I conducted an assessment of FISH 116, 133 and 151 at **Park Ridge 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. 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: Sharon Airaghi, Area Superintendent
Anne Dilgen, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Aston Henry, Supervisor, Risk Management
Robert Bellot, Project Manager, Facilities and Construction Management
Lynn Cavall, 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 1951

Park Ridge Elementary School

Evaluation Requested August 20, 2009

Time of Day 11:00 am

Evaluation Date August 26, 2009

Outdoor Conditions Temperature 89.2 Relative Humidity 62.4 Ambient CO2 471

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
116	72.3	72 - 78	57.4	30% - 60%	935	Max 700 > Ambient	4
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		1 ceiling tile	
Ceiling Type	2 x 4 Lay In		Yes	No		1 ceiling tile	
Wall Type	Drywall		No	Yes		Various	
Flooring	12 x 12 Vinyl		No	No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tile
Walls	No	Yes	Yes	Clean walls with Wexcide disinfectant
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:

- Office walls covered with pictures and clippings. Spotty microbial growth and heavy dust on walls
- Occupant advised room is humid in the afternoon

Site Based Maintenance:

- Wipe down walls with Wexcide disinfectant solution and monitor for return of growth
- 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 stained ceiling tile and repair as appropriate. Remove and replace ceiling tiles as necessary.
- Evaluate HVAC system for proper operation and repair as appropriate. Advised humid in afternoon.

IAQ Assessment

Location Number 1951
 Evaluation Requested August 20, 2009
 Evaluation Date August 26, 2009

Park Ridge Elementary School

Time of Day 11:00 am

Outdoor Conditions Temperature 89.2 Relative Humidity 62.4 Ambient CO2 471

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
133	80.6	72 - 78	65.3	30% - 60%	621	Max 700 > Ambient	3
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
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	Yes	No	No	
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:**
- HVAC was not working at the time of the assessment
 - Visible microbial growth in drawers on both sides of sink. Water from counter top runs down front of cabinet and into drawers.

- Site Based Maintenance:**
- Ensure that spills are cleaned up immediately
 - Contact COMPASS to generate a work order to evaluate and repair sink area. Wipe down area 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

IAQ Assessment

Location Number 1951

Park Ridge Elementary School

Evaluation Requested August 20, 2009

Time of Day 11:00 am

Evaluation Date August 26, 2009

Outdoor Conditions Temperature 89.2 Relative Humidity 62.4 Ambient CO2 471

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
151	74.9	72 - 78	61.7	30% - 60%	8+8	Max 700 > Ambient	27
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
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	Yes	No	No	
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:

- Door to outside was open at the time of the assessment

Site Based Maintenance:

- Ensure that all doors and windows remain closed at all times. Open doors and windows allow untreated humid air to enter occupied area.
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate