

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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December 14, 2010

Signature on File

TO: Mr. Thomas Redshaw, Principal
Park Trails Elementary School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 101, 103, 109 and 311

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

On December 2, 2010 I conducted an assessment of FISH 101, 103, 109 and 311 at **Park Trails 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 754-321-1900.

cc: Sharon Airaghi., Area Superintendent
David Hall, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Aston Henry, Supervisor, Risk Management
Gerry Devio, Project Manager, Facilities and Construction Management
Gary Itzkowitz, 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 3781
 Evaluation Requested November 22, 2010
 Evaluation Date December 2, 2010

Park Trails Elementary School

Time of Day 10:30 am

Outdoor Conditions Temperature 70.1 Relative Humidity 57.7 Ambient CO2 390

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
101	74.1	72 - 78	46.8	30% - 60%	688	Max 700 > Ambient	5
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		No		No		None	
Flooring		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

- Office recently painted
- Staff advised that there is an odor from the carpet when it is cleaned twice a year.

Site Based Maintenance:

- Ensure that EMS is notified when carpets are cleaned to override the A/C system to assist with ventilation
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

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Park Trails Elementary School

Time of Day 10:30 am

Outdoor Conditions Temperature 70.1 Relative Humidity 57.7 Ambient CO2 390

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
103	73.6	72 - 78	48.3	30% - 60%	780	Max 700 > Ambient	22
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		No		No		None	
Flooring		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
 - No issues identified at the time of the assessment

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

IAQ Assessment

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 Evaluation Date December 2, 2010

Park Trails Elementary School

Time of Day 10:30 am

Outdoor Conditions Temperature 70.1 Relative Humidity 57.7 Ambient CO2 390

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
109	70.7	72 - 78	52.1	30% - 60%	571	Max 700 > Ambient	12
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	Carpet		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
 - Dehumidifier in room and bucket was full of water

Site Based Maintenance:
 - Ensure that dehumidifier is checked and emptied regularly
 - 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 3781
 Evaluation Requested November 22, 2010
 Evaluation Date December 2, 2010

Park Trails Elementary School

Time of Day 10:30 am

Outdoor Conditions Temperature 70.1 Relative Humidity 57.7 Ambient CO2 390

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
311	75.4	72 - 78	50.5	30% - 60%	876	Max 700 > Ambient	2
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	No	Yes	Yes	Clean as appropriate

Observations

Findings

- Occupant complaint of illness while in room
- Minor dust on environmental surfaces due to clutter
- Room is adjacent to bus loading zone

Site Based Maintenance:

- Encourage occupant to reduce clutter to assist with cleaning efforts
- Consider closing A/C dampers during bus operation time
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate