

Aston A. Henry, Supervisor
Risk Management Department

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June 21, 2010

Signature on File

TO: Mrs. Jill Wilson, Principal
Pasadena Lakes Elementary School

FROM: Richard Rosa, Project Manager
Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 602

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

On June 14, 2010 I conducted an assessment of FISH 602 at **Pasadena 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.

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 754-321-1637.

cc: Dr. Joel Herbst, Area Superintendent
Valerie Wanza, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Aston Henry, Supervisor, Risk Management
Sonja Coley, Project Manager, Facilities and Construction Management
Iris Froehlich, 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

RR/tc
Enc.

IAQ Assessment

Location Number 2071

Pasadena Lakes Elementary School

Evaluation Requested June 3, 2010

Time of Day 10:10 am

Evaluation Date June 14, 2010

Outdoor Conditions Temperature 88.3 Relative Humidity 58.3 Ambient CO2 372

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
602	75.8	72 - 78	48.2	30% - 60%	449	Max 700 > Ambient	2
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/Tack/AKI		Yes	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	Repair/replace as necessary
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	No	Yes	Yes	Clean as appropriate
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings

- 1 stained ceiling tile
- Water damage and microbial growth identified on tack board and drywall surfaces. Met on site with South Area carpenter foreman and areas were identified for repair/replacement.
- Dust build up on surfaces throughout the room
- Dust and debris on ceiling at supply grills

Site Based Maintenance:

- Remove and replace stained ceiling tile
- Address general cleanliness items identified during summer cleaning
- 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 water damaged wall material and repair as appropriate. Assess the exterior horizontal expansion joint and exterior stucco wall system for hair cracks. Assess area around exterior fire alarm horn for possible path of water intrusion. Repair/replace water damaged wall material as necessary.

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