

# RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor  
Risk Management Department

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

April 30, 2010

**Signature on File**

TO: Ms. Julie Gittelman, Principal  
**Plantation Park Elementary School**

FROM: Edward See, Project Manager  
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment  
**FISH 752**

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

On April 15, 2010 I conducted an assessment of FISH 752 at **Plantation Park 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 754-321-1900.

cc: Dr. Leontine Butler, Area Superintendent  
Michaëlle Pope, Area Director  
Jeffrey S. Moquin, Executive Director, Support Operations  
Aston Henry, Supervisor, Risk Management  
Wayne Thrasher, 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

ES/tc  
Enc.

# IAQ Assessment

Location Number 1251  
 Evaluation Requested April 13, 2010  
 Evaluation Date April 15, 2010

Plantation Park Elementary School

Time of Day 12:00 p.m.

Outdoor Conditions      Temperature 77.8      Relative Humidity 56.9      Ambient CO2  

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
752	66.8	72 - 78	47	30% - 60%	403	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		8 ceiling tiles	
Ceiling Type	2 x 4 Lay In		Yes	No		@ 20 square feet	
Wall Type	Drywall/Plaster		Yes	No		@ 20 square feet	
Flooring	12 x 12 Vinyl		No	No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Evaluate and repair
Walls	No	Yes	Yes	Evaluate and repair
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**
- 8 stained ceiling tiles - appears to be active water intrusion
  - Visible water streaks outside door header
  - Elevated moisture content at baseboard (main door)
  - Elevated moisture content above and below Northwest window and below Southwest window with bubbling paint
  - Temperature was low at the time of the assessment
  - No odor in FISH 752A and confirmed with occupant. Occupant advised there was a sewer gas odor 2 years ago and was sporadic.

**Site Based Maintenance:**

- Adjust thermostat to increase temperature
- 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 tiles and repair as appropriate. Remove and replace stained ceiling tiles as necessary.
- Evaluate cause of elevated moisture content in walls and baseboard and streaks/staining outside door header and repair as appropriate. Repair/replace wall material and baseboard as necessary.

NOTE: Ongoing water intrusion issues since 2006. Previous EQ and J work orders issued.