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September 19, 2007

Signature on File

TO: Ms. Shelly Isenberg,, Principal
Riverglades Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 232

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

On September 18, 2007 I conducted an assessment of FISH 232 at **Riverglades 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. 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. Joanne Harrison, Area Superintendent
David Hall, Area Director
Jeffrey S. Moquin, Director, Risk Management
Paul Bach, Project Manager, Facilities and Construction Management
Gary Itzkowitz, Broward Teachers Union
Roy Jarrett, National Federation of Public and Private 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 2891
 Evaluation Requested September 18, 2007
 Evaluation Date September 18, 2007

Riverglades Elementary School

Time of Day 1:10 pm

Outdoor Conditions Temperature 82 Relative Humidity 74.7 Ambient CO2 425

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
232	76	72 - 78	48.8	30% - 60%	1938	Max 700 > Ambient	26
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		Yes		No		5 ceiling tiles	
Wall Type		No		No		None	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Replace ceiling tiles
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	No	Yes	Yes	Clean inside of supply grills
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant solution
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

Observations

Findings:
 - 5 ceiling tiles with minor staining - largest stain is 6 inches in diameter and others are 2-3 inches in diameter. No signs of visible microbial growth.
 - Minor dust build up inside supply grills - heavier dust build up inside grill at door to FISH 232B
 - Cob webs on return air grills
 - CO2 level was slightly elevated
 - FISH 223 - Mechanical Room - Coils and AHU are clean. Minor dust build up on A/C filters (1 month). Small area in condensate pan is holding about 1/4 inch of water with minor slime build up.

-Recommendations:

Site Based Maintenance:

- Clean return grills with Wexcide disinfectant solution to remove cob webs
 - Ensure that A/C filters are changed regularly
 - 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 (PPO advised a work order to repair roof has been generated) and repair as appropriate and replace stained ceiling tiles as appropriate
 - Clean inside of all supply grills to remove dust build up. Note - heavier dust build up inside grill at door to FISH 232B.
 - Evaluate HVAC for proper operation and repair as appropriate to lower CO2 level
 - Clean condensate pan of AHU in FISH 223