

# RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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September 9, 2008

**Signature on File**

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

FROM: Edward See, Project Manager  
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment  
**FISH 111**

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

On September 2, 2008 I conducted an assessment of FISH 111 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 754-321-3200.

cc: Sharon Airaghi, Area Superintendent  
David Hall, Area Director  
Jeffrey S. Moquin, Director, Risk Management  
Michael Marchetti, 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  
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

ES/tc  
Enc.

# IAQ Assessment

Location Number 2891  
 Evaluation Requested September 2, 2008  
 Evaluation Date September 2, 2008

Riverglades Elementary School

Time of Day 12:35 pm

Outdoor Conditions      Temperature 89.1      Relative Humidity 68.1      Ambient CO2 388

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
111	78.2	72 - 78	58.3	30% - 60%	396	Max 700 > Ambient	15
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	12 x 12		Yes	Yes	1 square foot - SE area		
Wall Type	Plaster		No	No	None		
Flooring	12 x 12 vinyl		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Evaluate for leak and repair
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:**

- HFSP wiped down non-porous furniture
- Visible microbial growth and staining on ceiling - @1 square foot SE area
- Minor gap (@ 1/2") at window - Work order generated through COMPASS
- A/C crew was on site at the time of the assessment and investigated A/C and found no issues

**Recommendations:**

**Site Based Maintenance:**

- Remove boxes from FISH 295 - AHU room
- 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 in SE area and repair as appropriate. Repair/replace ceiling material as appropriate.