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Signature on File

TO: Ms. Robin David, Principal
Royal Palm Elementary School

FROM: Edward See, Project Manager, Occupational Health and Environmental Control
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 134

On March 15, 2007 I conducted an assessment of FISH 134 at **Royal Palm 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.

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: Dr. Harry LaCava, Area Superintendent
Fran Bolden, Area Director
Jeffrey S. Moquin, Director, Risk Management
Israel Rodriguez-Soto, Project Manager, Facilities and Construction Management
Robert Goode, Project Manager, Facilities and Construction Management
Gary Itzkowitz, Broward Teachers Union
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
 Evaluation Requested
 Evaluation Date

Royal Palm Elementary School

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="134"/>	<input type="text" value="74.9"/>	<input type="text" value="72 - 78"/>	<input type="text" value="55.6"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="1016"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="0"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="No"/>		<input type="text"/>		<input type="text" value="No"/>		<input type="text" value="Along Kiln roof seal"/>	
Ceiling Type		<input type="text"/>		<input type="text" value="No"/>		<input type="text" value="Along North wall"/>	
Wall Type		<input type="text" value="Drywall"/>		<input type="text" value="Yes"/>		<input type="text"/>	
Flooring		<input type="text" value="Vinyl"/>		<input type="text" value="No"/>		<input type="text" value="None"/>	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Walls	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Flooring	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean and sanitize"/>
HVAC Supply Grills	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
HVAC Return Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean with Wexcide disinfectant"/>
Ceiling at Supply Grills	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Surfaces in Room	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>

Observations

Findings: (Kiln Room)

- Dust and debris on HVAC return grill. Appears that return grill is not operational.
- Custodial staff advised that kiln is not being used
- Roof vent is not operational
- Visible microbial growth on North wall
- Rust/staining around roof seal at kiln
- Door hinges are rusted

-Recommendations:

Site Based Maintenance:

- Clean HVAC return grill with Wexcide disinfectant solution
- Continue to wipe down North wall with Wexcide disinfectant as necessary
- 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 HVAC return grill to determine if operational
- Evaluate and repair roof vent
- Evaluate roof seal at kiln
- Evaluate and repair/replace door hinges as appropriate