

RISK MANAGEMENT...

managing risk with responsibility

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December 21, 2007

Signature on File

TO: Dr. Fabian Cone, Principal
Sanders Park Elementary School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 118, 118B and C

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

On November 8, 2007 I conducted an assessment of FISH 118, 118B and C at Sanders 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. 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: Dr. Joanne Harrison, Area Superintendent
Jackie Haywood, Area Director
Jeffrey S. Moquin, Director, Risk Management
Robert Bellot, Project Manager, Facilities and Construction Management
Lynn Cavall, 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
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

ES/tc
Enc.

IAQ Assessment

Location Number 0891
 Evaluation Requested October 22, 2007
 Evaluation Date November 8, 2007

Sanders Park Elementary School

Time of Day 8:30 am

Outdoor Conditions Temperature 67.1 Relative Humidity 68.6 Ambient CO2 452

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
118, 118B & C	68.8	72 - 78	66.2	30% - 60%	605	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Drywall		No	Yes	Various		
Flooring	12 x 12 Vinyl		No	Yes	Various		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	No	Yes	Yes	Clean with Wexcide disinfectant
Flooring	No	Yes	Yes	Clean and sanitize
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

Observations

Findings:

- Temperature was low and humidity level was slightly elevated
- Visible microbial growth on walls and floor (spotty)
- Dust and debris and minor growth on HVAC supply grills
- Advised that A/C was broken for a short time
- FISH 118 - Temperature was low
- FISH 118B - 5 stained ceiling tiles that require cuts
- FISH 119 - AHU room - A/C filters not taped together

Recommendations:

Site Based Maintenance:

- Adjust thermostat in rooms to increase temperature which will subsequently lower humidity level
- Wipe down walls with Wexcide disinfectant solution and thoroughly clean and sanitize floor
- Clean HVAC supply grills with Wexcide disinfectant solution
- Ensure that A/C filters are taped together to prevent bypass
- 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

- **FISH 118B**- Roof has been repaired. Remove and replace 5 stained ceiling tiles.