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January 16, 2008

**Signature on File**

TO: Dr. Deloris M. Johnson, Principal  
**Sandpiper Elementary School**

FROM: Edward See, Project Manager  
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment  
**FISH 501**

<u>For Custodial Supervisor Use Only</u>	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed
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On September 25, 2007 I conducted an assessment of FISH 501 at **Sandpiper 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.

Generally, the IAQ Assessment did not identify any existing conditions significantly impacting IAQ and thereby presenting immediate health and safety concerns 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. Leontine Butler, Area Superintendent  
Fran Bolden, Area Director  
Jeffrey S. Moquin, Director, Risk Management  
Scott Gillen, Project Manager, Facilities and Construction Management  
Ruby Fitzgerald, 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 3061  
 Evaluation Requested September 21, 2007  
 Evaluation Date September 25, 2007

Sandpiper Elementary School

Time of Day 1:30 pm

Outdoor Conditions      Temperature 81.6      Relative Humidity 76.7      Ambient CO2 527

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
501	73.8	72 - 78	59.7	30% - 60%	915	Max 700 > Ambient	17
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Drywall		No	No	None		
Flooring	12 x 12 Vinyl		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
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	No	Yes	Yes	Clean as appropriate

**Observations**

**Findings:**

- Occupant complained of throat irritation, watery eyes and nausea
- Excessive clutter in room and dust build up on environmental surfaces
- Minor rust on window blinds
- FISH 510 - HVAC unit had visible condensation
- FISH 513 - Water stain on one ceiling tile near front door

**Recommendations:**

**Site Based Maintenance:**

- Clean environmental surfaces throughout the room. Encourage occupant to reduce clutter (top of bookshelves, vestibule area, closet) to assist with cleaning efforts.
- Clean window blinds
- Contact Project Manager to address any issues with new air conditioning units that are under warranty (FISH 510)
- FISH 513 - Contact COMPASS to generate a work order to address possible water intrusion
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate