

Telephone: 754-321-3200

Facsimile: 754-321-3290

February 2, 2009

Signature on File

TO: Mr. Charles Radkowski, Principal
Sawgrass Elementary School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 101M, 101N, 101P and 856

For Custodial Supervisor Use Only

☐

Custodial Issues Addressed

☐

Custodial Issues Not Addressed

On January 21, 2009 I conducted an assessment of FISH 101M, 101N, 101P and 856 at **Sawgrass 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. Verda Farrow, Area Superintendent
Michaelle Pope, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
James Carballo, Project Manager, Facilities and Construction Management
Ruby Fitzgerald, 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

3401

Sawgrass Elementary School

Evaluation Requested

November 26, 2008

Time of Day

Evaluation Date

January 21, 2009

Outdoor Conditions

Temperature

57.9

Relative Humidity

41.1

Ambient CO2

375

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
101M	72.8	72 - 78	37.1	30% - 60%	947	Max 700 > Ambient	3
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	2 x 4		No	No	None		
Wall Type	Drywall/Plaster		No	No	None		
Flooring	Carpet		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	Yes	No	No	

Observations

Findings:

- No signs of water intrusion or microbial growth
- Physical Plant recently cleaned coils on November 8, 2008 (FISH 103)
- 1 potted plant in room

Recommendations:

Site Based Maintenance:

- Remove plant from room. Soil is a source of microbial growth.
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

IAQ Assessment

Location Number

3401

Sawgrass Elementary School

Evaluation Requested

November 26, 2008

Time of Day

Evaluation Date

January 21, 2009

Outdoor Conditions

Temperature

57.9

Relative Humidity

41.1

Ambient CO2

375

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
101N	72.5	72 - 78	37.1	30% - 60%	1005	Max 700 > Ambient	3
Noticeable Odor	No		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	2 x 4		No		No		None
Wall Type	Drywall/Plaster		No		No		None
Flooring	Carpet		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	Yes	No	No	

Observations

Findings:

- No signs of water intrusion or microbial growth

Recommendations:

Site Based Maintenance:

- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

IAQ Assessment

Location Number

3401

Sawgrass Elementary School

Evaluation Requested

November 26, 2008

Time of Day

Evaluation Date

January 21, 2009

Outdoor Conditions

Temperature

57.9

Relative Humidity

41.1

Ambient CO2

375

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
101P	70.3	72 - 78	39.2	30% - 60%	954	Max 700 > Ambient	2
Noticeable Odor	No		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	2 x 4		No		No		None
Wall Type	Drywall/Plaster		No		No		None
Flooring	Carpet		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	Yes	No	No	

Observations

Findings:

- No signs of water intrusion or microbial growth
- Temperature was low at the time of the assessment

Recommendations:

Site Based Maintenance:

- Adjust thermostat to increase temperature. If temperature does not improve, contact COMPASS to generate a work order for Physical Plant Operations to evaluate.
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

IAQ Assessment

Location Number

3401

Sawgrass Elementary School

Evaluation Requested

November 26, 2008

Time of Day

Evaluation Date

January 21, 2009

Outdoor Conditions

Temperature

57.9

Relative Humidity

41.1

Ambient CO2

375

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
856	68.7	72 - 78	34	30% - 60%	1259	Max 700 > Ambient	2
Noticeable Odor	Yes		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	2 x 4		No		No		None
Wall Type	Drywall/Plaster		Yes		Yes		@ 3 square feet
Flooring	12 x 12		No		No		None

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	No	Yes	Yes	Repair/replace wall material
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:

- Temperature was low and CO2 level was slightly elevated at the time of the assessment
- Musty odor in room
- Window at back door shows signs of paint bubbling

Recommendations:

Site Based Maintenance:

- 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 system for proper operation and repair as appropriate to increase temperature and lower CO2 level
- Evaluate cause of bubbling paint around window at back door and repair as appropriate. Repair/replace wall material as necessary.