

RISK MANAGEMENT...

managing risk with responsibility

Jeffrey S. Moquin, Director
Risk Management Department

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February 22, 2008

Signature on File

TO: Ms. Maria Calzadilla-Tracy, Principal
Sheridan Park Elementary School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 130

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

On February 20, 2008 I conducted an assessment of FISH 130 at **Sheridan 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.

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. Joel Herbst, Area Superintendent
Steven Friedman, Area Director
Jeffrey S. Moquin, Director, Risk Management
Herbert Lee, Project Manager, Facilities and Construction Management
Diane Watts, 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

Sheridan Park Elementary School

Location Number 1321
 Evaluation Requested February 13, 2008
 Evaluation Date February 20, 2008

Time of Day 2:30 pm

Outdoor Conditions Temperature 75.9 Relative Humidity 58.8 Ambient CO2 453

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
130	73.3	72 - 78	47.4	30% - 60%	840	Max 700 > Ambient	4
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		2 ceiling tiles	
Ceiling Type	2 x 4 Lay In		Yes	No		2 ceiling tiles	
Wall Type	Plaster/Drywall		No	No		None	
Flooring	12 x 12 Vinyl		No	No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tiles
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:
 - 2 stained ceiling tiles in FISH 130 and 4 stained ceiling tiles in FISH 130A (restroom)

Recommendations:

Site Based Maintenance:
 - Remove and replace stained ceiling tiles and contact Physical Plant Operations to generate a work order to evaluate for cause if staining persists
 - Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate