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February 19, 2009

**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 136**

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

On February 18, 2009 I conducted an assessment of FISH 136 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  
Dr. Gina Eyerma, Area Director  
Jeffrey S. Moquin, Executive Director, Support Operations  
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

Location Number 1321  
 Evaluation Requested February 10, 2009  
 Evaluation Date February 18, 2009

Sheridan Park Elementary School

Time of Day 12:45 pm

Outdoor Conditions      Temperature 76.3      Relative Humidity 45.3      Ambient CO2 405

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
136	71.9	72 - 78	44.1	30% - 60%	899	Max 700 > Ambient	12
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	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	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

**Observations**

**Findings:**

- No visible signs of microbial growth or water intrusion
- Environmental parameters were acceptable at the time of the assessment
- Dust and debris on HVAC return grills
- 2 potted plants in the room
- Inspected FISH 172 (air handler unit room)
- Project pending with Energy Management to install updated technology for A/C control

**Recommendations:**

**Site Based Maintenance:**

- Clean HVAC return grills with Wexcide disinfectant solution
- Remove potted plants from the 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

**Note:** Plants are often pleasant additions to indoor environments. However, they can be sources for contamination by molds. Often they can be a source of water, which leads to the amplification of mold in the building. Their presence in a building or an area that is experiencing air quality concerns can be confusing and confounding. The simple and most direct solution is to remove the plants.