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November 17, 2006

Signature on File

TO: Mr. Ramon Dawkins, Principal
Sunland Park Elementary School

FROM: Aston A. Henry, Jr., Supervisor
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 173 and 174

On November 16, 2006 Robert Krickovich and I conducted an assessment of FISH 173 and 174 at **Sunland 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. 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.

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
Michaëlle Pope, Area Director
Jeffrey S. Moquin, Director, Risk Management
Matt Decker, Project Manager, Facilities and Construction Management
Dane Ramson, Broward Teachers Union
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

AAH/tc
Enc.

IAQ Assessment

Location Number 0611
 Evaluation Requested November 13, 2006
 Evaluation Date November 16, 2006

Sunland Park Elementary

Time of Day 10:30 am

Outdoor Conditions Temperature 84.7 Relative Humidity 66.7 Ambient CO2 548

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
173	74	72 - 78	55.2	30% - 60%	1014	Max 700 > Ambient	25
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		No		No		None	
Flooring		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	PPO to clean inside
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- No signs of water intrusion or visible microbial growth
- Environmental parameters were acceptable
- Aluminum flashing on window (exterior) next to the exit door needs to be caulked
- Excess concrete at exterior door is preventing the door from opening properly
- Dust and debris on the inside of the HVAC return grill
- Minor dust and debris on environmental surfaces
- Blistering paint next to exit door (interior)

Recommendations:

Site Based Maintenance:

- Clean environmental surfaces as appropriate
- 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:

- Caulk aluminum flashing on window (exterior) next to the exit door
- Grind down concrete at exterior door to allow door to open properly
- Clean the inside of the HVAC return grill
- Repair blistering paint next to exit door (interior)

IAQ Assessment

Location Number 0611
 Evaluation Requested November 13, 2006
 Evaluation Date November 16, 2006

Sunland Park Elementary

Time of Day 11:42 am

Outdoor Conditions Temperature 84.7 Relative Humidity 66.7 Ambient CO2 548

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
174	73.3	72 - 78	55.3	30% - 60%	1007	Max 700 > Ambient	19
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		No		No		None	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	
Walls	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	
Flooring	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	
HVAC Supply Grills	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	
HVAC Return Grills	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	
Ceiling at Supply Grills	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	
Surfaces in Room	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> No	

Observations

Findings:

- No signs of water intrusion or visible microbial growth
- Environmental parameters were acceptable
- Cracked seals on both windows that are inoperable
- Sprinkler is directed at the building

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:

- Reseal both inoperable windows
- Redirect/deflect the sprinkler heads away from the building