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December 18, 2007

Signature on File

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

FROM: Robert Krickovich, Coordinator, LEA
Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 201, 206 and Portable 13M

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

On November 29, 2007 I conducted an assessment of FISH 201, 206 and Portable 13M 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. 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 754-321-1638.

cc: Dr. Verda Farrow, Area Superintendent
Michaelle Pope, Area Director
Jeffrey S. Moquin, Director, Risk Management
Matthew Decker, Project Manager, Facilities and Construction Management
Dane Ramson, 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

RK/tc
Enc.

IAQ Assessment

Location Number 0611
 Evaluation Requested November 27, 2007
 Evaluation Date November 29, 2007

Sunland Park Elementary School

Time of Day 10:00 am

Outdoor Conditions Temperature 82.1 Relative Humidity 64.6 Ambient CO2 448

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
201	70.4	72 - 78	56.8	30% - 60%	811	Max 700 > Ambient	2
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		Yes	Yes	Under window		
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	Yes	No	No	

Observations

Findings:

- HFSP received a complaint regarding odor in room
- Old water damage on both sides and under window. Two small spots, approximately one inch in diameter, appear to be microbial growth. Walls on both sides and under window were dry at the time of the assessment.
- HFSP advised that the window is scheduled to be replacement in December or January through an ongoing Facilities project.

Recommendations:

Site Based Maintenance:

- Clean growth on wall under window with Wexcide disinfectant and monitor
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

Facilities and Construction Management:

- Project Manager to expedite project to replace window in FISH 201

IAQ Assessment

Sunland Park Elementary School

Location Number
 Evaluation Requested
 Evaluation Date

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="206"/>	<input type="text" value="73.9"/>	<input type="text" value="72 - 78"/>	<input type="text" value="53.6"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="837"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="2"/>
Noticeable Odor	<input type="text" value="No"/>		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	<input type="text" value="2 x 4 Lay In"/>		<input type="text" value="Yes"/>		<input type="text" value="No"/>		<input type="text" value="1 ceiling tile"/>
Wall Type	<input type="text" value="Drywall"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="None"/>
Flooring	<input type="text" value="12 x 12 Vinyl"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="None"/>

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

Observations

Findings:
 - 1 stained ceiling tile - HFSP advised that roof leak has been repaired and tile will be changed
 - No signs of water intrusion or microbial growth and environmental parameters were acceptable at the time of the assessment.

Recommendations:

Site Based Maintenance:
 - Remove and replace stained ceiling tile
 - Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

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Time of Day 10:00 am

Outdoor Conditions Temperature 82.1 Relative Humidity 64.6 Ambient CO2 448

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-13M	70.2	72 - 78	43.1	30% - 60%	658	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	Homasote		No	No	None		
Wall Type	Homasote		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				N/A
Surfaces in Room	Yes	No	No	

Observations

Findings:
 - Only one A/C unit was running at the time of the assessment
 - No signs of water intrusion or microbial growth

Recommendations:

Site Based Maintenance:
 - Ensure that both A/C units are running and set temperature accordingly
 - Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate