

RISK MANAGEMENT...

managing risk with responsibility

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September 5, 2007

Signature on File

TO: Ms. Nancy Seiler, Principal
Tamarac Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 141

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

On August 16, 2007 I conducted an assessment of FISH 141 at **Tamarac 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. Joanne Harrison, Area Superintendent
Jackie Haywood, Area Director
Jeffrey S. Moquin, Director, Risk Management
Marshall Washington, Project Manager, Facilities and Construction Management
Ruby Fitzgerald, Broward Teachers Union
Roy Jarrett, Federation of Public 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

Tamarac 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="141"/> | <input type="text" value="68.4"/> | <input type="text" value="72 - 78"/> | <input type="text" value="53.9"/> | <input type="text" value="30% - 60%"/> | <input type="text" value="604"/> | <input type="text" value="Max 700 > Ambient"/> | <input type="text" value="2"/> |
| Noticeable Odor | | Visible water damage / staining? | | Visible microbial growth? | | Amount of material affected | |
| <input type="text" value="No"/> | | <input type="text" value="No"/> | | <input type="text" value="No"/> | | <input type="text" value="None"/> | |
| Ceiling Type | <input type="text" value="2 x 4 Lay In"/> | | <input type="text" value="No"/> | <input type="text" value="No"/> | <input type="text" value="None"/> | | |
| Wall Type | <input type="text" value="Tackboard"/> | | <input type="text" value="No"/> | <input type="text" value="No"/> | <input type="text" value="None"/> | | |
| Flooring | <input type="text" value="Carpet/VCT"/> | | <input type="text" value="Yes"/> | <input type="text" value="No"/> | <input type="text" value="Carpet along tile"/> | | |

| | 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:

- Complaint of visible microbial growth on wooden cubby and carpet
- Carpet is stained along the edge of the vinyl tile. Appears to have been caused by stripping/waxing the floor. No visible microbial growth at the time of the assessment.
- Wooden cubby was moved to another room and could not be located at the time of the assessment
- Temperature was low

-Recommendations:

Site Based Maintenance:

- Thoroughly clean wooden cubby with Wexcide disinfectant solution. Discard cubby if microbial growth returns.
- 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 for proper operation and repair as appropriate to increase temperature