

RISK MANAGEMENT...

managing risk with responsibility

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September 2, 2011

Signature on File

TO: Ms. Roberta Ray, Principal
Tamarac Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 116

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

On August 1, 2011 I conducted an assessment of FISH 116 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.

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. In an attempt to separate IAQ issues from general maintenance items, the attached assessment may contain direction for site based staff to generate a work order through COMPASS. 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 754-321-1900.

cc: Sharon Airaghi, Area Superintendent
Anne Dilgen, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Mark Dorsett, Acting Director, Physical Plant Operations Division, Maintenance
Aston Henry, Supervisor, Risk Management
Dave Archer, Project Manager, Facilities and Construction Management
Ruby Fitzgerald, Broward Teachers Union
Roy Jarrett, Federation of Public Employees
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division

RK/tc
Enc.

IAQ Assessment

Location Number 2621
 Evaluation Requested July 27, 2011
 Evaluation Date August 1, 2011

Tamarac Elementary School

Time of Day

Outdoor Conditions Temperature 90.1 Relative Humidity 62.7 Ambient CO2 428

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
116	87.3	72 - 78	66.1	30% - 60%	458	Max 700 > Ambient	1
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		Yes	No	3 ceiling tiles		
Wall Type	Drywall		No	No	None		
Flooring	Carpet		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace as necessary
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	No	Yes	Yes	Clean as appropriate

Observations

Findings

- 3 stained ceiling tiles (back of ceiling mounted movie screen, back right corner of room at light fixture base, by ceiling mounted Carrier HVAC unit, corridor between 116B and 116C).
- Minor dust on surfaces throughout the room. Heavy dust on edges of books on the wall mounted shelves attached to FISH 116C.

Site Based Maintenance:

- Remove and replace ceiling tiles as necessary.
- Clean surfaces throughout the room
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate