

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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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
Building 1 - Various Rooms

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

On August 31, 2011 I conducted a follow up assessment of Building 1 at **Tamarac Elementary School**. The assessment consisted of a reevaluation walkthrough of the previously identified areas to assess the current condition of the location with regard to indoor air quality. This assessment included reviewing previously generated work orders, if applicable, as well as observation of the area of concern as stated in the IAQ Assessment performed on August 3, 2011. Attached are the findings of this assessment along with recommendations for further assessment, remediation, or corrective actions, if needed.

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

Tamarac Elementary School

Evaluation Requested August 30, 2011

Time of Day

Evaluation Date August 31, 2011

Outdoor Conditions Temperature Relative Humidity 99.9 Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
Various		72 - 78		30% - 60%		Max 700 > Ambient	
Noticeable Odor 		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Drywall		No	No	None		
Flooring	Tile		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

- FISH 121, 122, 123, 124, 125, 126, 127, 128, 137, 138, 139, 140, 141, 142, 143 & 144 - Carpet has been removed and tile installed. The rooms are all clean, no odor, no signs of visible microbial growth.
- Temperatures range from 72.5 degrees to 75.6 degrees, all humidity levels range from 56.2% to 59.8% (outside was 99.9%).
- Occupants were happy to have the tile instead of carpet except for the Kindergarten teachers (8 rooms) who advised the children sit on the floor a lot for class. Checking on options for funding.

Note: PPO is still working on the final touches for the chiller replacement project.

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