

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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September 22, 2008

Signature on File

TO: Dr. Susan Whiting, Principal
Tradewinds Elementary School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 403P

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

On September 9, 2008 I conducted an assessment of FISH Portable 403P at **Tradewinds 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. 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 754-321-3200.

cc: Sharon Airaghi, Area Superintendent
Ulysses Jackson, Area Director
Jeffrey S. Moquin, Director, Risk Management
Michael Marchetti, Project Manager, Facilities and Construction Management
Lynn Cavall, 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
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

ES/tc
Enc.

IAQ Assessment

Location Number 3481
 Evaluation Requested August 28, 2008
 Evaluation Date September 9, 2008

Tradewinds Elementary School

Time of Day

Outdoor Conditions Temperature 86.9 Relative Humidity 76.1 Ambient CO2 360

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-403P	77.4	72 - 78	58	30% - 60%	673	Max 700 > Ambient	19
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		1 ceiling tile	
Ceiling Type	2 x 4 Lay In		Yes	No		1 ceiling tile	
Wall Type	Homasote		No	No		None	
Flooring	12 x 12 Vinyl		No	No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tile
Walls	No	Yes	Yes	Generate a work order for exterior of portable
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:
 - 1 stained ceiling tile
 - Wood (T1-11) on exterior of portable shows signs of dry rot at East door

Recommendations:

Site Based Maintenance:
 - Remove and replace stained ceiling tile. If stains return generate a work order through COMPASS to evaluate for cause.
 - Generate a work order through COMPASS to address exterior T1-11 at East door
 - Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate