

managing risk with responsibility

Telephone: 754-321-3200 Facsimile: 754-321-3290

January 16, 2	2009 Signature on File	For Custodial Supervisor Use Only
TO:	Ms. Lee Dollar, Principal Village Elementary School	Custodial Issues Addressed Custodial Issues Not Addressed
FROM:	Edward See, Project Manager Risk Management Department	
SUBJECT:	Indoor Air Quality (IAQ) Assessment FISH 134, 135, 201, 203, 211, 212, 213, 215, 216, 305 and 311	

On January 15, 2009 I conducted an assessment of FISH 134, 135, 201, 203, 211, 212, 213, 215, 216, 305 and 311 at **Village 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 754-321-3200.

cc: Dr. Leontine Butler, Area Superintendent
Dr. Margaret Underhill, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Scott Gillen, 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
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

ES/tc Enc.

		lago Elomontai	,			
Time of Day	4:00 pm				Ev	aluation Date January 15, 2009
Outdoor Conditi	ions Tem	perature 7	0.3	Relative Humidity	42.6	Ambient CO2 413
Fish To	emperature F	Range Rela	tive Humidity	Range	CO2	Range # Occupants
134	7.	2 - 78		30% - 60%		Max 700 > Ambient 2
Noticeable Odo	or Yes	_	/isible water lage / staining	Visible micro g? growth?	bial ,	Amount of material affected
Ceiling Type	2 x 4		No	No		None
Wall Type	Drywall/Plas	ster	No	No		None
Flooring	12 x 12 Vir	nyl	No	No		None
	Clean	Minor Dust / Debris	Needs Cleaning	·	Correct	ive Action Required
Ceiling	No	Yes	Yes		Clear	as appropriate
Walls	No	Yes	Yes		Clear	n as appropriate
Flooring	No	Yes	Yes		Clea	an and sanitize
HVAC Supply G	Grills No	Yes	Yes	CI	ean with	Wexcide disinfectant
HVAC Return G	irills No	Yes	Yes	CI	ean with	Wexcide disinfectant
Ceiling at Supp Grills	ly No	Yes	Yes		Clear	n as appropriate
Surfaces in Roo	om No	Yes	Yes		Clear	n as appropriate

Village Flementary School

1621

January 15, 2009

Location Number

Evaluation Requested

Observations

Findings:

- Dust and debris from construction on ceiling, walls, floor and environmental surfaces throughout the room
- Dust and debris on HVAC supply and return grills
- Ongoing ADA restroom construction project
- Minor gas spill (under 1 gallon)

Recommendations:

Site Based Maintenance:

- Thoroughly clean ceiling, walls and environmental surfaces throughout the room to remove dust and debris
- Thoroughly clean and sanitize floor
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- 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:

- Custodial support required to wipe down and clean areas as indicated above
- Utilize HEPA filters and enzymes to neutralize odors

- Ensure that proper clean up is done each day during repairs. Cover A/C return vents in construction area and utilize visqueen containment and negative pressure fan during dust generating repairs
- Contractor shall not use gas powered equipment inside buildings
- A/C to be shut down during dust generating activities to prevent fire alarm tripping

Time of Day	4:00 pm				E	valuation Date Janua	ary 15, 2009
Outdoor Condi	tions Te	emperature	70.3	Relative Humidi	ty 42.6	Ambient CO2	413
Fish	Temperature	Range F	Relative Humidity	Range	CO2	Range	# Occupants
135		72 - 78		30% - 60%		Max 700 > Ambie	ent 2
Noticeable Od	or Yes		Visible water damage / staining	Visible mid growth		Amount of material affected	
Ceiling Type	2 x 4	1	No	No] [None	
Wall Type	Drywall/P	laster	No	No] [None	
Flooring	12 x 12 \	Vinyl	No	No]	None	
	Clean	Minor Du / Debris			Correc	tive Action Required	
Ceiling	No	Yes	Yes		Clea	ın as appropriate	
Walls	No	Yes	Yes		Clea	n as appropriate	
Flooring	No	Yes	Yes		Cle	ean and sanitize	
HVAC Supply	Grills No	Yes	Yes		Clean with	n Wexcide disinfectan	t
HVAC Return (Grills No	Yes	Yes		Clean with	n Wexcide disinfectan	t
Ceiling at Supp Grills	ply No	Yes	Yes		Clea	n as appropriate	
Surfaces in Ro	oom No	Yes	Yes		Clea	n as appropriate	

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Outdoor Condi	tions Ter	mperature	70.3	Relative Humic	lity 42.6	Ambient	CO2 413
Fish	Temperature	Range Rela	ative Humidity	Range	CO2	Range	# Occupants
201	72.8	72 - 78	49.4	30% - 60%	651	Max 700 > A	Ambient 1
Noticeable Od	or No		Visible water nage / staining	Visible m g? grow		Amount of materi affected	al
Ceiling Type	2 x 4		No	No		No	one
Wall Type	Drywall/Pla	aster	No	No		No	ne
Flooring	12 x 12 V	nyl	No	No		No	one
	Clean	Minor Dust / Debris	Needs Cleaning	ı	Correc	ctive Action Requ	ired
Ceiling	No	Yes	Yes		Clea	an as appropriate	
Walls	No	Yes	Yes		Clea	an as appropriate	
Flooring	No	Yes	Yes		Cle	ean and sanitize	
HVAC Supply	Grills No	Yes	Yes		Clean witl	h Wexcide disinfe	ectant
HVAC Return (Grills No	Yes	Yes		Clean witl	h Wexcide disinfe	ectant
Ceiling at Support Grills	ply Yes	No	No				
Surfaces in Ro	oom No	Yes	Yes		Clea	an as appropriate	

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Outdoor Condi	tions T	emperature	70.3	Relative Humi	dity 42.6	Ambient CO2	413
Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
203	73.2	72 - 78	51.9	30% - 60%	652	Max 700 > Ambi	ent 1
Noticeable Od	or No		Visible water damage / staining		nicrobial wth?	Amount of material affected	
Ceiling Type	2 x	4	No	No	• [None	
Wall Type	Drywall/F	Plaster	No	No	0 [None	
Flooring	12 x 12	Vinyl	No	No	o [None	
	Clean	Minor Du / Debris			Correc	tive Action Required	
Ceiling	No	Yes	Yes		Clea	n as appropriate	
Walls	No	Yes	Yes		Clea	n as appropriate	
Flooring	No	Yes	Yes		Cle	an and sanitize	
HVAC Supply	Grills No	Yes	Yes		Clean with	Nexcide disinfectar	nt
HVAC Return (Grills No	Yes	Yes		Clean with	Wexcide disinfectar	nt
Ceiling at Supp Grills	ply Yes	No	No				
Surfaces in Ro	oom No	Yes	Yes		Clea	n as appropriate	

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Fish	Temperature	Range Rel	ative Humidity	Range	CO2	Range	# Occupants
211	73.2	72 - 78	48.7	30% - 60%	611	Max 700 > A	Ambient 1
Noticeable Od	or No		Visible water mage / staining	Visible m grow		Amount of materi affected	al
Ceiling Type	2 x 4		No	No		No	one
Wall Type	Drywall/Pla	aster	No	No		No	ne
Flooring	12 x 12 V	inyl	No	No		No	one
	Clean	Minor Dust / Debris	Needs Cleaning		Correc	ctive Action Requ	iired
Ceiling	No	Yes	Yes		Clea	an as appropriate	•
Walls	No	Yes	Yes		Clea	an as appropriate	
Flooring	No	Yes	Yes		Cle	ean and sanitize	
HVAC Supply	Grills No	Yes	Yes		Clean wit	h Wexcide disinfo	ectant
HVAC Return (Grills No	Yes	Yes		Clean wit	h Wexcide disinfo	ectant
Ceiling at Support Grills	ply Yes	No	No				
Surfaces in Ro	oom No	Yes	Yes		Clea	an as appropriate	3

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Outdoor Condi	tions Te	emperature [70.3	Relative Humidit	y 42.6	Ambient CO2	413
Fish	Temperature	Range R	elative Humidity	Range	CO2	Range	# Occupants
212		72 - 78		30% - 60%		Max 700 > Amb	ient
Noticeable Od	or No	d	Visible water amage / staining	Visible mic ? growth		Amount of material affected	
Ceiling Type	2 x 4	4	No	No] [None	
Wall Type	Drywall/P	Plaster	No	No] [None	
Flooring	12 x 12 \	Vinyl	No	No] [None	
	Clean	Minor Dus / Debris	st Needs Cleaning		Correc	tive Action Required	
Ceiling	No	Yes	Yes		Clea	n as appropriate	
Walls	No	Yes	Yes		Clea	n as appropriate	
Flooring	No	Yes	Yes		Cle	an and sanitize	
HVAC Supply	Grills No	Yes	Yes		Clean with	n Wexcide disinfecta	nt
HVAC Return (Grills No	Yes	Yes		Clean with	Nexcide disinfecta	nt
Ceiling at Sup	ply Yes	No	No				
Surfaces in Ro	oom No	Yes	Yes		Clea	n as appropriate	

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Outdoor Condi	tions Te	emperature	70.3	Relative Humid	lity 42.6	Ambien	t CO2	413
Fish	Temperature	Range	Relative Humidity	Range	CO2	Rang	je # (Occupants
213	73.4	72 - 78	47.6	30% - 60%	675	Max 700 >	Ambient	1
Noticeable Od	or No		Visible water damage / staining	Visible m grow		Amount of mate affected	erial	
Ceiling Type	2 x 4	1	No	No		N N	None	
Wall Type	Drywall/P	laster	No	No		N	lone	
Flooring	12 x 12 \	√inyl	No	No		ı	None	
	Clean	Minor Du / Debris			Correc	tive Action Rec	quired	
Ceiling	No	Yes	Yes		Clea	n as appropria	te	
Walls	No	Yes	Yes		Clea	n as appropria	te	
Flooring	No	Yes	Yes		Cle	an and sanitize)	
HVAC Supply	Grills No	Yes	Yes		Clean with	n Wexcide disin	fectant	
HVAC Return (Grills No	Yes	Yes		Clean with	Nexcide disin	fectant	
Ceiling at Sup	ply Yes	No	No					
Surfaces in Ro	oom No	Yes	Yes		Clea	n as appropria	te	

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Outdoor Condi	tions Te	emperature	70.3	Relative Hum	idity 42.6	Ambier	nt CO2	413
Fish	Temperature .	Range	Relative Humidity	Range	CO2	Ranç	ge #	Occupants
215	73.6	72 - 78	47.8	30% - 60%	601	Max 700 >	> Ambient	1
Noticeable Od	or No		Visible water damage / staining		microbial wth?	Amount of mate affected	erial	
Ceiling Type	2 x 4	1	No	N	o [None	
Wall Type	Drywall/P	laster	No	N	o [<u> </u>	None	
Flooring	12 x 12 \	Vinyl	No	N	0		None	
	Clean	Minor Du / Debris			Correc	tive Action Red	quired	
Ceiling	No	Yes	Yes		Clea	ın as appropria	te	
Walls	No	Yes	Yes		Clea	ın as appropria	te	
Flooring	No	Yes	Yes		Cle	ean and sanitize	е	
HVAC Supply	Grills No	Yes	Yes		Clean with	n Wexcide disir	nfectant	
HVAC Return (Grills No	Yes	Yes		Clean with	n Wexcide disir	nfectant	
Ceiling at Sup	ply Yes	No	No					
Surfaces in Ro	oom No	Yes	Yes		Clea	ın as appropria	te	

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Outdoor Condi	tions	Ten	nperature	70.3	Relative	Humidity	42.6	Ambie	nt CO2	413
	Tempe	rature	Range	Relative Humid	lity Ranç	<u></u>	CO2	Ran	ge #	Occupants
216		7	72 - 78		30% - 6	0%		Max 700	> Ambient	
Noticeable Od	or [No		Visible wate damage / stain		isible micro growth?	bial	Amount of mat affected	erial	
Ceiling Type		2 x 4		No		No			None	
Wall Type	D	rywall/Pla	ster	No		No			None	
Flooring	•	12 x 12 Vi	nyl	No		No			None	
	(Clean	Minor I		-		Correct	tive Action Re	quired	
Ceiling		No	Yes	Yes			Clea	n as appropria	ate	
Walls		No	Yes	Yes			Clea	n as appropria	ate	
Flooring		No	Yes	Yes			Cle	an and sanitiz	е	
HVAC Supply	Grills	No	Yes	Yes		C	lean with	Wexcide disi	nfectant	
HVAC Return (Grills	No	Yes	Yes		C	lean with	Wexcide disi	nfectant	
Ceiling at Sup Grills	ply	Yes	No	No						
Surfaces in Ro	oom	No	Yes	Yes			Clea	n as appropria	ate	

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Time of Day	4:00 pm]			E	Evaluation Date	lanuary 15, 2009
Outdoor Condi	tions Ter	mperature	70.3	Relative Humi	dity 42.6	Ambient C	602 413
Fish	Temperature	Range Rela	ative Humidity	Range	CO2	Range	# Occupants
305	75.7	72 - 78	42.8	30% - 60%	568	Max 700 > A	mbient 3
Noticeable Od	lor No		Visible water nage / staining	Visible m grow		Amount of materia affected	I
Ceiling Type	2 x 4		No	No		Nor	ne
Wall Type	Drywall/Pla	aster	No	No		Non	e
Flooring	12 x 12 V	inyl	No	No)	No	ne
	Clean	Minor Dust / Debris	Needs Cleaning		Correc	tive Action Requi	red
Ceiling	No	Yes	Yes		Clea	an as appropriate	
Walls	No	Yes	Yes		Clea	an as appropriate	
Flooring	No	Yes	Yes		Cle	ean and sanitize	
HVAC Supply	Grills No	Yes	Yes		Clean witl	h Wexcide disinfe	ctant
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Outdoor Condi	tions Tem	perature 70	D.3 I	Relative Humidity	42.6 Ambient CO2 413
Fish	Temperature F	Range Relat	ive Humidity	Range CO	Range # Occupants
311	76.3 7 2	2 - 78	41.7	30% - 60% 57	6 Max 700 > Ambient 3
Noticeable Od	lor No		sible water age / staining?	Visible microbial growth?	Amount of material affected
Ceiling Type	2 x 4		No	No	None
Wall Type	Drywall/Plas	ster	No	No	None
Flooring	12 x 12 Vin	iyl	No	No	None
	Clean	Minor Dust / Debris	Needs Cleaning	Co	rrective Action Required
Ceiling	No	Yes	Yes		Clean as appropriate
Walls	No	Yes	Yes		Clean as appropriate
Flooring	No	Yes	Yes		Clean and sanitize
HVAC Supply	Grills No	Yes	Yes	Clean	with Wexcide disinfectant
HVAC Return	Grills No	Yes	Yes	Clean	with Wexcide disinfectant
Ceiling at Sup Grills	ply Yes	No	No		
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