

Telephone: 754-321-3200

Facsimile: 754-321-3290

January 16, 2009

Signature on File

TO: Ms. Lee Dollar, Principal
Village Elementary School

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**

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

IAQ Assessment

Location Number 1621
 Evaluation Requested January 15, 2009
 Evaluation Date January 15, 2009

Village Elementary School

Time of Day 4:00 pm

Outdoor Conditions Temperature 70.3 Relative Humidity 42.6 Ambient CO2 413

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
134		72 - 78		30% - 60%		Max 700 > Ambient	2
Noticeable Odor	Yes		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4		No	No	None		
Wall Type	Drywall/Plaster		No	No	None		
Flooring	12 x 12 Vinyl		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective 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 Supply Grills	No	Yes	Yes	Clean as appropriate
Surfaces in Room	No	Yes	Yes	Clean as appropriate

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

Facilities and Construction Management:

- 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

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135		72 - 78		30% - 60%		Max 700 > Ambient	2
Noticeable Odor	Yes		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4		No	No	None		
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201	72.8	72 - 78	49.4	30% - 60%	651	Max 700 > Ambient	1
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		No		No		None	
Flooring		No		No		None	

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203	73.2	72 - 78	51.9	30% - 60%	652	Max 700 > Ambient	1
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4		No	No	None		
Wall Type	Drywall/Plaster		No	No	None		
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211	73.2	72 - 78	48.7	30% - 60%	611	Max 700 > Ambient	1
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4		No	No	None		
Wall Type	Drywall/Plaster		No	No	None		
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212		72 - 78		30% - 60%		Max 700 > Ambient	
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4		No	No	None		
Wall Type	Drywall/Plaster		No	No	None		
Flooring	12 x 12 Vinyl		No	No	None		

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213	73.4	72 - 78	47.6	30% - 60%	675	Max 700 > Ambient	1
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		No		No		None	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
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215	73.6	72 - 78	47.8	30% - 60%	601	Max 700 > Ambient	1
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4		No	No	None		
Wall Type	Drywall/Plaster		No	No	None		
Flooring	12 x 12 Vinyl		No	No	None		

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216		72 - 78		30% - 60%		Max 700 > Ambient	
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4		No	No	None		
Wall Type	Drywall/Plaster		No	No	None		
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305	75.7	72 - 78	42.8	30% - 60%	568	Max 700 > Ambient	3
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		No		No		None	
Flooring		No		No		None	

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311	76.3	72 - 78	41.7	30% - 60%	576	Max 700 > Ambient	3
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4		No	No	None		
Wall Type	Drywall/Plaster		No	No	None		
Flooring	12 x 12 Vinyl		No	No	None		

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