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January 24, 2008

Signature on File

TO: Ms. Marisol Smith, Principal
West Hollywood Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 507 and **Portable 164N**

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

On January 15, 2008 I conducted an assessment of FISH 507 and Portable 164N at **West Hollywood Elementary School**. The assessment consisted of a reevaluation walkthrough of the previously identified area to assess the current condition of the location with regard to indoor air quality. This assessment included reviewing previously generated work orders as well as observation of the area of concern as stated in the IAQ Assessments performed on April 27, 2007. Attached are the findings of this assessment along with recommendations for further assessment, remediation, or corrective actions, if needed.

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 754-321-1638.

cc: Dr. Joel Herbst, Area Superintendent
Valerie Wanza, Area Director
Jeffrey S. Moquin, Director, Risk Management
Rodney Williams, Project Manager, Facilities and Construction Management
Diane Watts, Broward Teachers Union
Roy Jarrett, National Federation of Public and Private Employees
Mark Dorsett, Manager 1, Physical Plant Operations Division, Zone 1
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division

RK/tc
Enc.

IAQ Assessment

Location Number 0161
 Evaluation Requested January 14, 2008
 Evaluation Date January 15, 2008

West Hollywood Elementary School

Time of Day 9:30 am

Outdoor Conditions Temperature 64.8 Relative Humidity 50.2 Ambient CO2 431

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
507	68.3	72 - 78	50.6	30% - 60%	472	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
Ceiling	Yes	No	No	
Walls	No	Yes	Yes	Clean as appropriate
Flooring	Yes	No	No	
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	No	Yes	Yes	Clean as appropriate
Surfaces in Room	Yes	No	No	

Observations

- Findings:**
- Complaint of recurring microbial growth on back wall of the stage. Advised when items are hung on the back wall microbial growth starts to grow behind the items that are hung. Wall is an interior common wall shared by storage room (FISH 508).
 - No signs of microbial growth or water intrusion at the time of the assessment. Wall material is dry with a 10-12% WME. Wood floor is dry with a 10-12% WME.
 - HVAC project currently in progress
 - Heavy dust and debris on HVAC supply grills and on ceiling and light fixtures at supply grills
 - Dust and cobwebs on walls along ceiling
 - Damper inside one of the HVAC supply grills was closed completely

Recommendations:

Site Based Maintenance:

- Clean HVAC supply grills with Wexcide disinfectant solution and clean ceiling and light fixtures at supply grills
- Clean dust and cobwebs from walls along ceiling areas
- Continue to monitor this location until HVAC project is completed
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

IAQ Assessment

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West Hollywood Elementary School

Time of Day 9:30 am

Outdoor Conditions Temperature 64.8 Relative Humidity 50.2 Ambient CO2 431

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-164N	64.3	72 - 78	54	30% - 60%	1379	Max 700 > Ambient	14
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	Homasote		No	No	None		
Wall Type	Homasote		No	No	None		
Flooring	Wood		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	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:

- Complaint of odor
- No signs of microbial growth or water intrusion at the time of the assessment
- South A/C unit coil has minor dust on left side from filter not being installed properly
- Minor dust build up on ceiling above South A/C unit
- Dust and debris on both A/C unit supply and return grills
- Heavy dust build up on environmental surfaces throughout the room
- Exterior of Portable - Small holes in exterior siding near both doors where old stairs were removed. Water damaged exterior siding at top of ramp on both sides of door. Minor microbial growth on the bottom corners of door at the top of the ramp.

Recommendations:

Site Based Maintenance:

- Remove and replace A/C filters and ensure that filters are installed properly to cover entire coil area
- Clean HVAC supply and return grills with Wexcide disinfectant solution and clean ceiling above South A/C unit
- Thoroughly clean all environmental 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

Physical Plant Operations

- Evaluate and repair exterior of portable to prevent future water intrusion - remove and replace water damaged siding, repair holes