

RISK MANAGEMENT...

managing risk with responsibility

Jeffrey S. Moquin, Director
Risk Management Department

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

September 4, 2007

Signature on File

TO: Ms. Anne Lynch, Principal
Coral Springs High School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 320 and 320B

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

On August 21, 2007 I conducted a follow-up assessment of FISH 320 and 320B at **Coral Springs High 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 September 12, 2006. 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 754-321-3200.

cc: Dr. Joanne Harrison, Area Superintendent
Jackie Haywood, Area Director
Jeffrey S. Moquin, Director, Risk Management
Philip Kaufold, Project Manager, Facilities and Construction Management
Gary Itzkowitz, 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
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

ES/tc
Enc.

IAQ Assessment

Coral Springs High School

Location Number 1151
 Evaluation Requested August 20, 2007
 Evaluation Date August 21, 2007

Time of Day 1:30 pm

Outdoor Conditions Temperature 91.5 Relative Humidity 57.2 Ambient CO2 399

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
320	71.5	72 - 78	63.3	30% - 60%	699	Max 700 > Ambient	2
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	No	Yes	Yes	Clean as appropriate
Walls	Yes	No	No	
Flooring	No	Yes	Yes	Clean as appropriate
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:

- Rust on light grids at stove area, on file cabinet and on fire extinguisher cabinet
- Floor is wet/damp from cleaning
- Temperature was low and humidity level was elevated

-Recommendations:

Site Based Maintenance:

- Thoroughly clean and sanitize flooring and ensure that it is kept dry
- 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 cause of rust on light grids, file cabinet and fire extinguisher cabinet and repair as appropriate
- Evaluate HVAC for proper operation and repair as appropriate to increase temperature and lower humidity

IAQ Assessment

Coral Springs High School

Location Number 1151
 Evaluation Requested August 20, 2007
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Time of Day 1:30 pm

Outdoor Conditions Temperature 91.5 Relative Humidity 57.2 Ambient CO2 399

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
320B	73.3	72 - 78	55.6	30% - 60%	737	Max 700 > Ambient	1
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Plaster		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				N/A
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- Visible microbial growth on cups and utensils in the cabinet
- One air supply and no return in room
- FISH 319 - Mechanical Room - A/C filters were not taped together
- Dust build up on environmental surfaces

-Recommendations:

Site Based Maintenance:

- Wipe down cups and utensils
- Ensure that A/C filters are changed regularly and taped together
- Clean environmental surfaces
- 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 door to FISH 320B for installation of a return air vent