

managing risk with responsibility

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Jeffrey S. Moquin, Director Risk Management Department

May 7, 2007 Signature on File

TO: Israel Canales, Manager

Administrative Sites

FROM: Edward See, Project Manager Occupational Health and Environmental Control

Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

FISH 850, 851 and 852

On May 3, 2007 I conducted an assessment of FISH 850, 851 and 852 at **HRD Administration**. 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.

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: Jeffrey S. Moquin, Director, Risk Management
Henry Verdugo, Project Manager, Facilities and Construction Management
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.

		HRD Admi	nistration		Evaluat	tion Requested	April 20), 2007
Time of Day	11:00 am]			I	Evaluation Date	May 3	, 2007
Outdoor Condit	tions Ten	nperature !	91.1 R	Relative Humid	dity 50.2	2 Ambie	nt CO2	497
Fish T	Temperature	Range Rela	tive Humidity	Range	CO2	Ran	ge # (Occupants
850	74.8	72 - 78	68.6	30% - 60%	540	Max 700	> Ambient	2
Noticeable Od		dan	/isible water nage / staining?	Visible m grow		Amount of material affected		
Ceiling Type	2 x 4 Lay	' In	Yes	No)	1 Tile	- North Side	
Wall Type	Drywall		Yes		S	@50 SF Behind Dry Erase		Board
Flooring	Vinyl		No	No)	None		
	Clean	Minor Dust / Debris	Needs Cleaning		Corre	ctive Action Re	equired	
Ceiling	No	Yes	Yes	R	emove and	replace staine	d ceiling til	е
Walls	No	Yes	Yes		Remove a	ınd replace wal	l material	
Flooring	Yes	No	No					
HVAC Supply (Grills Yes	No	No					
HVAC Return (Grills No	Yes	Yes		Clean wit	h Wexcide disi	nfectant	
Ceiling at Supp Grills	oly Yes	No	No					
Surfaces in Ro	oom Yes	No	No					

IAQ Assessment

Location Number

Observations

Findings:

- Odor in room from Wexcide
- Visible microbial growth on South wall (shared wall between modulars). HFSP indicated that wall has been wiped and painted but growth returns.
- Elevated moisture content (18-25) in South, East and North walls. South wall has visible microbial growth and staining of @50 square feet behind dry erase board.
- Signs of leaks in false ceiling plenum
- One stained ceiling tile on North side of room
- Dust and debris on HVAC return grill
- Humidity level was elevated at the time of the assessment
- Dust and debris on restroom exhaust fan. Visible water stains on North wall and ceiling in restroom.
- 1/4 inch gap at exterior East wall between foundation and sod. Possible water ponding at foundation.

Recommendations:

Site Based Maintenance:

- Clean HVAC return grill with Wexcide disinfectant solution
- Remove and replace stained ceiling tile
- Clean restroom exhaust fan 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:

- Evaluate South, East and North walls for cause of elevated moisture content and staining and repair as appropriate. Remove and replace wal material as appropriate.
- Evaluate North wall and ceiling in restroom for cause of staining and repair as appropriate. Clean wall and ceiling material as appropriate.
- Evaluate HVAC for proper operation and repair as appropriate to lower humidity level
- Evaluate 1/4 inch gap at exterior East wall between foundation and sod and repair as appropriate

PREVIOUS WORK ORDER EQ00771

		HRD A	dministration		Evaluat	ion Requested	April 20	, 2007
Time of Day	11:00 am				E	Evaluation Date	May 3,	2007
Outdoor Condi	itions T	emperature	91.1	Relative Hum	idity 50.2	Ambie	nt CO2	497
Fish 851	Temperature 72.3	Range F	Relative Humidity	Range 30% - 60%	CO2 519	Ran Max 700	ge # C > Ambient	occupants
Noticeable Odor No			Visible water Visible microbial damage / staining? growth?			Amount of material affected		
Ceiling Type	2 x 4 L	ay In	No	N	lo		None	
Wall Type	ype Drywall		Yes		lo	@ 2 SF Sout		
Flooring	Vinyl		No		lo	None		
	Clean	Minor Du / Debris			Correc	ctive Action Re	equired	
Ceiling	Yes	No	No					
Walls	No	Yes	Yes		Clea	an as appropri	ate	
Flooring	No	Yes	Yes		Cle	ean and sanitiz	ze	
HVAC Supply	Grills Yes	No	No					
HVAC Return	Grills Yes	No	No					
Ceiling at Sup Grills	pply Yes	No	No					
Surfaces in Ro	oom Yes	No	No					
hearvations								

IAQ Assessment

Location Number

Observations

Findings:

- Visible water staining on South wall @ 2 square feet
- Dust and debris on floor
- Non-approved chemicals in room (Pledge)
- Dust and debris on restroom exhaust fan
- Gap between base and ground at East door slope water away from the building
- Paint is peeling on East wall (exterior) 3 inches wide from roof to base and on West wall

-Recommendations:

Site Based Maintenance:

- Clean and sanitize floor
- Remove non-approved chemicals from room
- Clean restroom exhaust fan 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:

- Evaluate East wall for cause of staining and repair as appropriate
- Evaluate gap at East door and repair as appropriate to slope water away from the building
- Evaluate cause of paint peeling on East and West wall (exterior) and repair as appropriate

-		HRD Admii	nistration		Evaluat	ion Requested	April 20,	2007
Time of Day	11:00 am]			E	Evaluation Date	May 3,	2007
Outdoor Condi	tions Ter	mperature 9	01.1 R	Relative Hum	idity 50.2	Ambie	nt CO2	197
852 Noticeable Od Ceiling Type	75.1 No 2 x 4 Lay	72 - 78 dam	/isible water nage / staining?	gro	CO2 604 microbial wth?	Amount of mar	> Ambient terial	2
Wall Type Flooring	Drywal Vinyl	<u>'</u>	Yes		lo l	South wall - various None		
Ceiling Walls	Clean Yes No	Minor Dust / Debris No Yes	Needs Cleaning No			ctive Action Re		
Flooring HVAC Supply	Yes Yes	No No	No No					
HVAC Supply (HVAC Return (Ceiling at Supply (Grills	Grills No	Yes	Yes		Clean with	h Wexcide disi	nfectant	
Surfaces in Ro	oom Yes	No	No					

IAQ Assessment

Location Number

Observations

Findings:

- Visible water staining on South wall various areas and West door
- Dust and debris on HVAC return grill
- Dust and debris on restroom exhaust fan
- Cockroach carcasses on floor
- 6 inch gap at East door (exterior) between base and foundation
- Paint is peeling on West and South exterior wall and on East wall 3 inches wide from roof to base

-Recommendations:

Site Based Maintenance:

- Clean HVAC return grill with Wexcide disinfectant solution
- Clean restroom exhaust fan 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:

- Evaluate East wall for cause of staining and repair as appropriate
- Initiate a work order for pest control to visit site
- Evaluate 6 inch gap at East door (exterior) and repair as appropriate
- Evaluate cause of paint peeling on East, West and South wall (exterior) and repair as appropriate