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October 12, 2005

Signature on File

TO: Mr. Michael Garretson, Deputy Superintendent
Facilities and Construction Management

FROM: Robert J. Krickovich, Coordinator, LEA
Facilities and Construction Management, Environmental Division

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 824CAX

On September 21, 2005 the IAQ Assessment Team conducted an assessment of Portable 824CAX at **Facilities and Construction Management**. The evaluation consisted of a walkthrough of the identified areas to assess the current condition of the location with regard to indoor air quality. This assessment included observations of the carpet, floor tile, ceiling tile, interior walls, false ceiling plenum, and accessible ventilation equipment.

Attached are the findings of this assessment along with recommendations for further assessment, remediation, or corrective actions, if needed.

Generally, the IAQ Assessment did not identify any existing conditions significantly impacting IAQ and thereby presenting immediate health and safety concerns 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 754-321-1638.

cc: Derrick Ragland, Executive Director
Jeffrey S. Moquin, Director, Risk Management
Jack Cooper, Senior Project Manager, Facilities and Construction Management
Steve Dowling, Project Manager II, Facilities and Construction Management
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
 Evaluation Requested
 Evaluation Date

Facilities/Hort Administration

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="824CAX"/>	<input type="text" value="73.2"/>	<input type="text" value="72 - 78"/>	<input type="text" value="62.4"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="786"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="11"/>
Noticeable Odor		<input type="text" value="No"/>	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	<input type="text" value="2 x 4 Lay In"/>	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="3 Ceiling tiles"/>			
Wall Type	<input type="text" value="Tackboard"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>			
Flooring	<input type="text" value="Carpet"/>	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="Center of hall and at sink"/>			

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Walls	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Flooring	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
HVAC Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean with Wexcide disinfectant"/>
HVAC Return Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean with Wexcide disinfectant"/>
Ceiling at Supply Grills	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="Wall mounted units"/>
Surfaces in Room	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>

Observations

Findings:

- All light fixture lenses are stained and spotted with visible microbial growth
- Moisture content in tackboard on North wall under A/C, East and West ends of wall, East wall under A/C, East wall from south corner to door and at Northeast corner, South wall from East corner to window and from West corner to window and West wall from North to South corners
- Four windows not completely closed
- Hole in exterior of building on Northwest corner
- Exterior siding is severely water damaged at East and West A/C units
- Visible condensation from West A/C unit coming out of wall behind exterior siding
- Visible water damage on North exterior wall (East 12 feet)
- Dust and debris on HVAC coils - North A/C unit
- 3 stained ceiling tiles
- Dust and debris on HVAC supply and return grills
- 15 live plants
- Visible staining on carpet at center of hall and at sink

Recommendations:

Site Based Maintenance:

- Clean light fixture lenses with Wexcide disinfectant solution
- Ensure that all windows are completely closed
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Remove live plants from room
- Thoroughly clean and sanitize carpet
- 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 Division:

- Evaluate and repair cause of stained ceiling tiles and replace ceiling tiles as appropriate
- Evaluate and repair all exterior walls (as indicated above) to prevent water intrusion and repair interior walls (as indicated above) as necessary
- Clean HVAC coils on all A/C units