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July 19, 2007

**Signature on File**

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

FROM: Richard Rosa, Project Manager  
Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment  
**FISH 202**

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

On July 16, 2007 I conducted a follow-up assessment of FISH 202 at **Facilities and Construction Management Hортt Complex**. 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 Assessment performed October 19, 2006 by Robert Krickovich. 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.

*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 754-321-1637.

cc: Derrick Ragland, Executive Director, Facilities and Construction Management  
Jeffrey S. Moquin, Director, Risk Management  
Jack Cooper, Senior Project Manager, Facilities and Construction 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

RR/tc  
Enc.

# IAQ Assessment

Location Number   
 Evaluation Requested   
 Evaluation Date

Facilities and Construction Management/Hortt

Time of Day

Outdoor Conditions      Temperature       Relative Humidity       Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="202"/>	<input type="text" value="72.4"/>	<input type="text" value="72 - 78"/>	<input type="text" value="71.2"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="570"/>	<input type="text" value="Max 700 &gt; Ambient"/>	<input type="text" value="4"/>
Noticeable Odor		<input type="text" value="No"/>	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	<input type="text" value="Tectum"/>	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="5 square feet"/>			
Wall Type	<input type="text" value="Plaster"/>	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="30 square feet"/>			
Flooring	<input type="text" value="Carpet"/>	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="Various"/>			

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Walls	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
Flooring	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean and sanitize"/>
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" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value=""/>
Surfaces in Room	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>

## Observations

**Findings:**

- Water staining on ceiling over bathroom door - possible exhaust fan breach
- Dust build up on walls and ceiling
- Water intrusion by West door and visible plaster deterioration on South wall. South windows leaking.
- Staining and dust build up on carpet
- Dust and debris on HVAC supply and return grills
- Dust build up on environmental surfaces
- Humidity level was elevated
- Air conditioner is hanging in the center of the room and condensate drain is leaking in various locations

**-Recommendations:**

**Site Based Maintenance:**

- Wipe down walls and clean ceiling
- Thoroughly clean and sanitize carpet
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Thoroughly clean 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 for cause of staining on ceiling over bathroom door - possible exhaust fan breach - and repair as appropriate. Repair/replace ceiling material as appropriate.
- Evaluate for cause of water intrusion by West door and South wall and repair as appropriate. Repair/replace wall material as appropriate.
- Evaluate HVAC for proper operation and repair as appropriate to lower humidity level
- Evaluate air conditioner condensate drain for leaks and repair as appropriate

**Note - Previous Work Order EQ00796**