

Jeffrey S. Moquin, Director
Risk Management Department

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

November 20, 2006

Signature on File

TO: Ms Debra R. Friedman, Director, Program Development and Alignment
Rock Island Annex

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
Building 1 and Building 4

On November 6, 2006 I conducted a visual assessment of Building 1 and Building 4 at **Rock Island Annex**. We were advised that the buildings were tented in October and there was concern with the condition of the building after the tenting was completed.

The assessment did not identify any existing conditions relative to the tenting; however, one or more existing conditions impacting IAQ were identified and have 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 754-321-1638.

cc: Jeffrey S. Moquin, Director, Risk Management
Israel Canales, Manager, Administrative Sites
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

RK/tc
Enc.

IAQ Assessment

Location Number 0681

Rock Island Elementary Annex - Admin

Evaluation Requested

Time of Day 12:40 pm

Evaluation Date November 6, 2006

Outdoor Conditions Temperature 83.1 Relative Humidity 54.8 Ambient CO2 480

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
Bldg 1 & 4		72 - 78		30% - 60%		Max 700 > Ambient	
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type							
Wall Type							
Flooring							

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Flooring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
HVAC Supply Grills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
HVAC Return Grills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceiling at Supply Grills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Surfaces in Room	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Observations

Findings:

- Dust and debris on HVAC supply grills in **ALL** buildings
- **FISH 107** - HVAC supply grill is rusted
- **FISH 111, 117, 117A and 117E** - stained ceiling tiles
- **FISH 401, 402, 403 and 406** - 2 stained ceiling tiles in each room with visible microbial growth

Recommendations:

Site Based Maintenance:

- Clean HVAC supply grills in **ALL** buildings 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:

- **FISH 107** - Check insulation on duct and repair/replace HVAC supply grills as appropriate
- **FISH 111, 117, 117A and 117E** - Evaluate and repair cause of stained ceiling tiles and remove and replace ceiling tiles as appropriate
- **FISH 401, 402, 403 and 406** - Evaluate and repair cause of stained ceiling tiles and remove and replace ceiling tiles as appropriate
- Coordinate all repairs with the project manager for the site

SBBC Risk Management:

On Saturday December 9th, 2006 I went to Rock Island Administration, 2301 NW 26 St., Ft. Lauderdale, to check for levels of Sulfury Fluoride in buildings 1, 2, 4, and 6 using a Vikane label approved detection device. The machine was calibrated 9/26/06. The machine requires calibration every six months.

I went through the entire four buildings that were fumigated over the period of 10/13/06 – 10/15/06. I was accompanied by site custodian Eddie Waite. There were no detectable levels of fumigant.

Jeff Edwards



Dead Bug Edwards