

Aston A. Henry, Supervisor Risk Management Department

managing risk with responsibility

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November 12	2, 2009	Signature on File
TO:		Canales, Manager r ative Sites
FROM:		ckovich, Coordinator, LEA nd Construction Management
SUBJECT:		Quality (IAQ) Assessment 137A, 137B, 137C, 137D,

137E, 137F and 137G

Custodial Issues Not Addressed

On October 28, 2009 I conducted an assessment of FISH 137, 137A, 137B, 137C, 137D, 137E, 137F and 137G at **Sawgrass South Area Office**. 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.

Please ensure that your Head Facilities Serviceperson receives a copy of this correspondence so that the recommendations requiring their attention can be addressed. In an attempt to separate IAQ issues from general maintenance items, the attached assessment may contain direction for site based staff to generate a work order through COMPASS. 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 754-321-1638.

cc: Dr. Joel Herbst, Area Superintendent
 Jeffrey S. Moquin, Executive Director, Support Operations
 Aston Henry, Supervisor, Risk Management
 Israel Rodriguez-Soto, 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 Ass	sessment	Location I	Number		
	Saw	grass South Are	a Office		Evaluation	Requested	Octobe	r 19, 2009
Time of Day]			Eva	luation Date	Octobe	r 28, 2009
Outdoor Cond	itions Ten	nperature 8	8.1	Relative Humidi	ty 64.4	Ambie	nt CO2	438
Fish	Temperature	Range Relat	ive Humidity	Range	CO2	Ran	nge #	Occupants
137	71.8 7	/2 - 78	61.3	30% - 60%	619	Max 700	> Ambien	t 2
Noticeable Oc	dor No	-	/isible water age / staining	Visible mic ? growth		Amount o material affect		
Ceiling Type	2 x 2 Lay	In	Yes	No] [1 c	eiling tile	
Wall Type	Drywall/Tack	board	No	No] [None	
Flooring	Carpet		No	No			None	
	Clean	Minor Dust / Debris	Needs Cleaning		Correctiv	ve Action Re	equired	
Ceiling	No	Yes	Yes		Remove and	d replace ce	eiling tile	
Walls	Yes	No	No					
Flooring	Yes	No	No					
HVAC Supply	Grills Yes	No	No					
HVAC Return	Grills No	Yes	Yes		Clean with V	Vexcide dis	infectant	
Ceiling at Sup Grills	oply Yes	No	No					
Surfaces in R	oom Yes	No	No					

Findings:

- New roof is currently being installed on building

- Minor dust on HVAC return grills

- 1 stained ceiling tile

Site Based Maintenance:

- Clean HVAC return grills with Wexcide disinfectant solution

- Remove and replace stained ceiling tile

			IAQ Ass	sessment	Locatio	on Number		
	Saw	grass South Are	a Office		Evaluat	ion Requested	Octobe	r 19, 2009
Time of Day					E	Evaluation Date	Octobe	r 28, 2009
Outdoor Condit	ions Ten	nperature 8	8.1	Relative Humi	dity 64.4	Ambie	nt CO2	438
Fish To	emperature	Range Relat	ive Humidity	Range	CO2	Ran	ge #	Occupants
137A	74 7	2 - 78	55.4	30% - 60%	609	Max 700	> Ambient	: 1
Noticeable Odd	or No		isible water age / staining	Visible m ? grow		Amount of material affec		
Ceiling Type	2 x 2 Lay	In	No	No	>		None	
Wall Type	Drywal		No	No	>		None	
Flooring	Carpet		No	No	>		None	
	Clean	Minor Dust / Debris	Needs Cleaning		Correc	ctive Action Re	equired	
Ceiling	Yes	No	No					
Walls	Yes	No	No					
Flooring	Yes	No	No					
HVAC Supply (Grills Yes	No	No					
HVAC Return G	Grills Yes	No	No					
Ceiling at Supp Grills	oly Yes	No	No					
Surfaces in Ro	om Yes	No	No					

Findings:

- New roof is currently being installed on building

Site Based Maintenance:

			IAQ Ass	sessment	Location	Number		
	Saw	grass South Are	a Office		Evaluation	Requested	Octobe	r 19, 2009
Time of Day]			Eva	luation Date	Octobe	r 28, 2009
Outdoor Condit	tions Ter	mperature 8	8.1	Relative Humidit	y 64.4	Ambie	nt CO2	438
Fish T	Temperature	Range Relati	ve Humidity	Range	CO2	Ran	ige #	Occupants
137B	71.1	72 - 78	53.6	30% - 60%	620	Max 700	> Ambien	t 1
Noticeable Od	or No		isible water age / staining?	Visible micr ? growth		Amount or material affect		
Ceiling Type	2 x 2 Lay	<u>ı İn</u>	Yes	No		8 C	eiling tiles	
Wall Type	Drywall/Cor	ncrete	Yes	No		2 sc	uare feet	
Flooring	Carpet	t	Yes	No		100	square feet	
	Clean	Minor Dust / Debris	Needs Cleaning		Correctiv	ve Action Re	equired	
Ceiling	No	Yes	Yes	F	Remove and	l replace cei	iling tiles	
Walls	No	Yes	Yes		Clean	as appropri	ate	
Flooring	No	Yes	Yes	Rem	nove and re	place dama	ged floorir	g
HVAC Supply	Grills Yes	No	No					
HVAC Return	Grills Yes	No	No					
Ceiling at Sup Grills	ply Yes	No	No					
Surfaces in Ro	oom Yes	No	No					

Findings:

New roof is currently being installed on building

- Water staining on 2 walls - walls with staining are concrete to the exterior. No microbial growth identified.

- 8 stained ceiling tiles. Ceiling tiles are fiberglass and above ceiling is metal roof decking and metal bar joist. No microbial growth identified.

- Severe water damage to flooring - approximately 100 square feet (1/2 of the room). Flooring is carpet squares.

Site Based Maintenance:

- Remove and replace stained ceiling tiles

- 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:

- Remove and replace water damaged carpet squares

- Evaluate concrete walls for cleaning and/or painting

			IAQ Ass	sessment	Location Nu	mber		
	Saw	grass South Are	a Office		Evaluation Re	equested	Octobe	r 19, 2009
Time of Day					Evalua	tion Date	Octobe	r 28, 2009
Outdoor Conditions	s Terr	perature 8	8.1	Relative Humidity	64.4	Ambie	nt CO2	438
Fish Temp	erature	Range Relati	ve Humidity	Range	CO2	Ran	ge #	Occupants
137C	73.5 7	2 - 78	53.1	30% - 60%	626	Max 700	> Ambien	t 3
Noticeable Odor	No		isible water age / staining	Visible micro ? growth?		Amount of terial affect	ted	
Ceiling Type	2 x 2 Lay	In	Yes	No		2 c	eiling tiles	
Wall Type	Drywall/Con	crete	Yes	No		2 sc	uare feet	
Flooring	Carpet		No	No			None	
	Clean	Minor Dust / Debris	Needs Cleaning		Corrective	Action Re	equired	
Ceiling	No	Yes	Yes	Re	emove and re	eplace cei	ling tiles	
Walls	No	Yes	Yes		Clean as	appropri	ate	
Flooring	Yes	No	No					
HVAC Supply Grill	s No	Yes	Yes	CI	ean with We	xcide dis	infectant	
HVAC Return Grills	s No	Yes	Yes	CI	ean with We	xcide dis	infectant	
Ceiling at Supply Grills	Yes	No	No					
Surfaces in Room	Yes	Νο	No					

Findings:

- New roof is currently being installed on building
- Water staining on concrete wall to the exterior. No microbial growth identified.
- 2 stained ceiling tiles
- Minor dust build up on HVAC supply and return grills
- Roots from plants on exterior of building are growing through the window caulking into occupied space

Site Based Maintenance:

- Remove and replace stained ceiling tiles
- Clean HVAC supply and return grills 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:

- Remove plant roots from window caulk and replace caulking
- Evaluate concrete wall for cleaning and/or painting

			IAQ Ass	sessment	Location	Number		
	Saw	grass South Are	a Office		Evaluation	n Requested	Octobe	r 19, 2009
Time of Day					Eva	aluation Date	Octobe	r 28, 2009
Outdoor Conditio	ons Ten	nperature 8	8.1	Relative Humidity	64.4	Ambie	nt CO2	438
Fish Te	mperature	Range Relat	ive Humidity	Range	CO2	Ran	nge #	Occupants
137D	72.4	/2 - 78	59.4	30% - 60%	613	Max 700	> Ambien	t 1
Noticeable Odor	r No		'isible water age / staining	Visible micr ? growth		Amount or material affect	=	
Ceiling Type	2 x 2 Lay	In	No	No	L		None	
Wall Type	Drywal	l	No	No			None	
Flooring	Carpet		No	No			None	
	Clean	Minor Dust / Debris	Needs Cleaning		Correcti	ve Action Re	equired	
Ceiling	Yes	No	No					
Walls	Yes	No	No					
Flooring	Yes	No	Νο					
HVAC Supply G	rills No	Yes	Yes		clean with	Wexcide dis	infectant	
HVAC Return G	rills No	Yes	Yes		clean with	Wexcide dis	infectant	
Ceiling at Suppl Grills	y Yes	No	No					
Surfaces in Roo	m Yes	No	No					

Findings:

- New roof is currently being installed on building
- Minor dust build up on HVAC supply and return grills
- Roots from plants on exterior of building are growing through the window caulking into occupied space

Site Based Maintenance:

- Clean HVAC supply and return grills 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:

- Remove plant roots from window caulk and replace caulking

			IAQ Ass	sessment	Locati	on Number		
	Saw	grass South Are	a Office		Evaluat	tion Requested	Octobe	r 19, 2009
Time of Day					I	Evaluation Date	Octobe	r 28, 2009
Outdoor Condi	tions Ten	nperature 8	8.1	Relative Humi	idity 64.4	4 Ambie	nt CO2	438
Fish T	[emperature	Range Relat	ive Humidity	Range	CO2	Ran	ge #	Occupants
137E	73.6 7	/2 - 78	59.5	30% - 60%	642	Max 700	> Ambien	t 1
Noticeable Od	or No	-	/isible water age / staining	Visible m ? grov		Amount of material affec		
Ceiling Type	2 x 2 Lay	In	Yes	No	D	3 c	eiling tiles	
Wall Type	Drywall/Tack	board	No	No	o		None	
Flooring	Carpet		No	No	o		None	
	Clean	Minor Dust / Debris	Needs Cleaning		Corre	ctive Action Re	equired	
Ceiling	No	Yes	Yes		Remove	and replace ce	iling tile	
Walls	Yes	No	No					
Flooring	Yes	No	No					
HVAC Supply	Grills Yes	No	No					
HVAC Return	Grills Yes	No	No					
Ceiling at Sup Grills	ply Yes	No	No					
Surfaces in Ro	oom Yes	Νο	No					

Findings:

- New roof is currently being installed on building

- 1 stained ceiling tile

- 1 live plant in wicker basket and 2 live plants in ceramic pots

Site Based Maintenance:

- Remove and replace stained ceiling tile

- Advise occupants that soil is a source of microbial growth

			IAQ Ass	essment	Location N	lumber		
	Saw	grass South Are	a Office		Evaluation	Requested	Octobe	r 19, 2009
Time of Day					Eval	uation Date	Octobe	r 28, 2009
Outdoor Condi	itions Ten	nperature 8	8.1 F	Relative Humidity	64.4	Ambie	nt CO2	438
Fish	Temperature	Range Relat	ive Humidity	Range	CO2	Ran	ige #	Occupants
137F	71.9 7	2 - 78	59.5	30% - 60%	633	Max 700	> Ambien	t 1
Noticeable Od	lor No		'isible water age / staining?	Visible micro growth?		Amount or naterial affect		
Ceiling Type	2 x 2 Lay	In	No	No			None	
Wall Type	Tackboa	rd	No	No			None	
Flooring	Carpet		No	No			None	
	Clean	Minor Dust / Debris	Needs Cleaning		Correctiv	e Action Re	equired	
Ceiling	Yes	No	No					
Walls	Yes	No	No					
Flooring	Yes	No	No					
HVAC Supply	Grills Yes	No	No					
HVAC Return	Grills No	Yes	Yes	C	lean with V	Vexcide dis	infectant	
Ceiling at Sup Grills	ply Yes	No	No					
Surfaces in Ro	oom Yes	No	No					

Findings:

- New roof is currently being installed on building

- Minor dust on HVAC return grills

Site Based Maintenance:

- Clean HVAC return grills with Wexcide disinfectant solution

			IAQ As	sessment	Locatio	on Number		
	Sawg	rass South Ar	ea Office		Evaluat	ion Requested	Octobe	r 19, 2009
Time of Day					E	Evaluation Date	Octobe	r 28, 2009
Outdoor Condition	s Tem	perature	88.1	Relative Humi	dity 64.4	Ambie	nt CO2	438
Fish Tem	perature R	ange Rela	tive Humidity	Range	CO2	Ran	ge #	Occupants
137G	71.5 72	2 - 78	60.1	30% - 60%	616	Max 700	> Ambient	1
Noticeable Odor	No		Visible water nage / staining	Visible m ? grow		Amount of material affec		
Ceiling Type	2 x 2 Lay li	n	No	No	>		None	
Wall Type	Tackboard	k	No	No	>		None	
Flooring	Carpet		No	No	>		None	
	Clean	Minor Dust / Debris	Needs Cleaning		Correc	ctive Action Re	equired	
Ceiling	Yes	No	No					
Walls	Yes	No	No					
Flooring	Yes	No	No					
HVAC Supply Gril	Is Yes	No	No					
HVAC Return Grill	ls Yes	No	No					
Ceiling at Supply Grills	Yes	No	No					
Surfaces in Room	Yes	No	No					

Findings:

- New roof is currently being installed on building

Site Based Maintenance: