

September 19, 2008

managing risk with responsibility

Jeffrey S. Moquin, Director Risk Management Department

Sanagement Department Facsimile: 754-321-3290

TO: Ms. Sayra Hughes, Executive Director

Multicultural, ESOL and Program Services

Signature on File

FROM: Robert Krickovich, Coordinator, LEA

Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment

Portable 170C, 382C and 1376C

For Custodial Supervisor Use Only						
	Custodial Issues Addressed					
	Custodial Issues Not Addressed					

Telephone: 754-321-3200

On August 14, 2008 Richard Rosa and I conducted an assessment of Portable 170C, 382C and 1376C at **Multicultural, ESOL and Program Services**. 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. 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: Jeffrey S. Moquin, Director, Risk Management
Israel Canales, Manager, Administrative Sites
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.

	Multicultur	ral and ESOL		Evaluation Requested August 14, 2008
Time of Day 11:	30 am			Evaluation Date August 14, 2008
Outdoor Conditions	Temperature	89.1	Relative Humidity	64.5 Ambient CO2 264
	7.1 72 - 78	Relative Humidity 55.4 Visible water	Range 30% - 60% Visible micro	CO2 Range # Occupants 481 Max 700 > Ambient 2 bial Amount of material
Noticeable Odor	No	damage / staining	? growth?	affected
Ceiling Type	2 x 4 Lay In	No	No	None
Wall Type	Homasote	No	No	None
Flooring	12 x 12 Vinyl	No	No	None
	Clean Minor Do / Debri			Corrective Action Required
Ceiling	Yes No	No		
Walls	Yes No	No		
Flooring	Yes No	No		
HVAC Supply Grills	Yes No	No		
HVAC Return Grills	Yes No	No		
Ceiling at Supply Grills	Yes No	No		
Surfaces in Room	Yes No	No		
Observations				
Findings: - Condensation in light	t fixtures lenges			
Recommendations:	l lixtures lerises			
Site Based Maintena	nce:			
 Clean interior of light Continue to monitor to 	fixture lenses	gns of microbial g	rowth as well as dus	t and debris accumulation and clean as
appropriate				

IAQ Assessment

Location Number

-		Multicultural an	id ESOL		Evaluati	ion Requested	August	14, 2008
Time of Day	11:30 am				E	Evaluation Date	August	14, 2008
Outdoor Condi	tions Tem	perature 8	9.1 F	Relative Humic	lity 64.5	Ambie	nt CO2	264
Fish	Temperature F	Range Relat	ive Humidity	Range	CO2	Ran	ge #	Occupants
P-382C	72.7 7	2 - 78	51.6	30% - 60%	537	Max 700	> Ambient	5
Noticeable Od	lor Yes		isible water age / staining?	Visible m grow		Amount of mat affected	terial	
Ceiling Type	2 x 4 Lay	In	No	No			None	
Wall Type	Tackboar	d	Yes	No		V	arious	
Flooring	12 x 12 Vir	ıyl	No	No			None	
	Clean	Minor Dust / Debris	Needs Cleaning		Correc	ctive Action Re	equired	
Ceiling	Yes	No	No					
Walls	No	Yes	Yes		Repair/	replace wall m	aterial	
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 No	Yes	Yes		Clea	an as appropria	ate	
·								

IAQ Assessment

Location Number

Observations

Findings:

- Musty odor upon entering room
- Tackboard walls were dry at the time of the assessment. Visible staining and dirt on all walls.
- Wall panel under West A/C unit has been repaired, however, the material needs to be replaced
- Dirt in light fixture in Southeast corner of the room
- Dust build up on window ledges and tops of book shelves
- Elevated moisture content in exterior wood siding around entire portable
- Advised that District Maintenance Capital Projects group has been working on repairing portables at this site

Recommendations:

Site Based Maintenance:

- Clean debris from inside light fixtures
- Clean window ledges and tops of book shelves
- 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 and District Maintenance Capital Projects:

- Remove and replace wall panel under West A/C unit
- Evaluate exterior of portable for replacement of siding

		Multicultu	ıral and ESOL		Evaluati	on Requested	August 14, 2008
Time of Day	11:30 ar	n	_		E	valuation Date	August 14, 2008
Outdoor Cond	itions	Temperature	89.1	Relative Humic	dity 64.5	Ambie	ent CO2 264
_							
l	Temperature		Relative Humidit	y Range _	CO2	Ran	
P-1376C	76.8	72 - 78	55.5] 30% - 60%	406	Max 700	> Ambient 5
Noticeable Oc	dor No)	Visible water damage / staining	Visible mg? grow		Amount of ma affected	terial
Ceiling Type	2 x 4	Lay In	Yes	No		10 c	eiling tiles
Wall Type	Vinyl Coa	ted Drywall	No	No	, [None
Flooring	12 x 1	2 Vinyl	No	No			None
	Clear	n Minor D / Debr		g	Correc	tive Action Re	equired
Ceiling	No	Yes	Yes		Remove a	nd replace ce	iling tiles
Walls	Yes	No	No				
Flooring	Yes	No	No				
HVAC Supply	Grills No	Yes	Yes		Clean with	n Wexcide dis	infectant
HVAC Return	Grills Yes	No	No				
Ceiling at Sup Grills	ply Yes	No	No				
Surfaces in Ro	oom No	Yes	Yes		Clea	ın as appropri	ate
) Dbservations							
Findings:							
- 10 stained cei	ling tiles						

IAQ Assessment

Location Number

- Dust and debris on HVAC supply grills
- Dust build up on elevated surfaces throughout the portable. Cob webs over door.

Recommendations:

Site Based Maintenance:

- Remove and replace stained ceiling tiles. If stains return contact COMPASS to generate a work order to evaluate roof.
- Clean HVAC supply grills with Wexcide disinfectant solution
- Clean elevated surfaces throughout the portable and clean cob webs from over door
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate