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**Signature on File** 

TO:	Mr. Israel Canales, Manager
	Administrative Sites

- FROM: Robert J. Krickovich, Coordinator, LEA Facilities and Construction Management, Environmental Division
- SUBJECT: Indoor Air Quality (IAQ) Assessment FISH 001, 109C, 115, 119 and 119F

On June 30, 2006 I conducted an assessment of FISH 001, 109C, 115, 119 and 119F at the **South Central Area Administrative 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.

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. Verda Farrow, Area Superintendent
Jeffrey S. Moquin, Director, Risk 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

RK/tc Enc.

			IAQ As	sessment	Locati	on Number	9561	
	S	South Central A	rea Office		Evalua	tion Requested	June 2	9, 2006
Time of Day	10:00 am	]				Evaluation Date	June 3	0, 2006
Outdoor Condi	tions Ter	nperature	90.1	Relative Hum	idity 59.2	2 Ambie	nt CO2	488
Fish	Temperature	Range Rela	ative Humidity	Range	CO2	Ran	ge #	Occupants
001	74.9	72 - 78	52.6	30% - 60%	548	Max 700	> Ambient	1
Noticeable Od	lor No		Visible water nage / staining		microbial wth?	Amount of mat affected	terial	
Ceiling Type	2 x 4 Lay	' In	Yes	Ye	es	3 Ce	eiling tiles	
Wall Type	Drywal	I	Yes	Ye	es	3 so	quare feet	
Flooring	Carpet		Yes	Ν	lo	48 s	square feet	
	Clean	Minor Dust / Debris	Needs Cleaning		Corre	ctive Action Re	equired	
Ceiling	No	Yes	Yes		Replac	e stained ceilin	ig tiles	
Walls	Yes	No	No					
Flooring	No	Yes	Yes		Rep	lace stained ca	rpet	
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:

- Carpet at North exit door is severely stained - 6' x 8' area

- 3 stained ceiling tiles over door to FISH 110 - 1 with visible microbial growth

- Wall material to left side of door to FISH 110 is water damaged

### Recommendations:

### Site Based Maintenance:

- 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 carpet at North exit door - 6' x 8' area

- Evaluate and repair cause of stained ceiling tiles (over door to FISH 110) and water damaged wall material (left side of door to FISH 110). Remove and replace stained ceiling tiles and water damaged wall material as appropriate.

			IAQ Ass	sessment	Locati	on Number	9561	
	S	outh Central Are	a Office		Evaluat	tion Requested	June 2	29, 2006
Time of Day	10:00 am				l	Evaluation Date	June 3	80, 2006
Outdoor Condit	tions Terr	perature 9	0.1	Relative Humidi	ty 59.2	2 Ambie	nt CO2	488
Fish 1	Temperature	Range Relat	ive Humidity	Range	CO2	Ran	ge #	Occupants
109C	74.1 <b>7</b>	2 - 78	49.4	30% - 60%	581	Max 700	> Ambient	: 1
Noticeable Od	or No		isible water age / staining'	Visible mi ? growt		Amount of mat affected	terial	
Ceiling Type	2 x 4 Lay	In	No	No			None	
Wall Type	Tackboard/D	rywall	No	No	]		None	
Flooring	Carpet		No	No			None	
	Clean	Minor Dust / Debris	Needs Cleaning		Corre	ctive Action Re	equired	
Ceiling	Yes	Νο	No					
Walls	Yes	No	No					
Flooring	Yes	Νο	No					
HVAC Supply	Grills Yes	Νο	No					
HVAC Return (	Grills No	Yes	Yes	Du	st and del	bris on inside c	of return bo	DX
Ceiling at Supp Grills	ply Yes	No	No					
Surfaces in Ro	om Yes	Νο	No					

### Findings:

- Dust and debris on inside of HVAC return box

- Wood shingles on the outside of the room have fungus and ferns growing

### Recommendations:

### Site Based Maintenance:

- 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:

- Clean inside of HVAC return box

- Clean fungus and ferns from exterior wood shingles and treat shingles to prevent future growth

			IAQ As	sessment	Locati	ion Number	9561	
	S	outh Central Are	ea Office		Evalua	tion Requested	June 2	29, 2006
Time of Day	10:00 am					Evaluation Date	June 3	30, 2006
Outdoor Condi	itions Tem	perature 9	0.1	Relative Humi	idity 59.2	2 Ambie	nt CO2	488
Fish	Temperature	Range Relat	tive Humidity	Range	CO2	Ran	ge #	Occupants
115	72.6 <b>7</b>	2 - 78	57.6	30% - 60%	506	Max 700	> Ambien	t 2
Noticeable Od	lor Yes		isible water age / staining		nicrobial wth?	Amount of mat affected	terial	
Ceiling Type	2 x 4 Lay	In	No	N	0		None	
Wall Type	Drywall		Yes	Ye	es	Se	e Below	
Flooring	Carpet		No	N	0		None	
	Clean	Minor Dust / Debris	Needs Cleaning		Corre	ctive Action Re	equired	
Ceiling	Yes	Νο	No					
Walls	No	Yes	Yes		Cle	an as appropria	ate	
Flooring	Yes	No	No					
HVAC Supply	Grills Yes	Νο	No					
HVAC Return	Grills No	Yes	Yes		Oust and de	bris on inside o	of return bo	x
Ceiling at Sup Grills	ply Yes	No	No					
Surfaces in Ro	oom Yes	No	No					

# Findings:

- 1 HVAC supply grill is blocked with cardboard
- Dust and debris on inside of HVAC return box
- Dust and debris on all wall surfaces
- East wall on South side of door has visible microbial growth over desks
- West wall over and to the right of the door to FISH 115A has visible microbial growth
- FISH 115A ceiling tile at heat detector has visible microbial growth

### Recommendations:

### Site Based Maintenance:

- Remove cardboard from HVAC supply grill

- 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:

- Clean inside of HVAC return box

Clean walls as appropriate with Wexcide disinfectant solution to remove dust and debris and microbial growth and repaint walls
Evaluate and repair cause of stained ceiling tile at heat detector in FISH 115A. Remove and replace stained ceiling tile as appropriate.

			IAQ As	sessment	Location	Number	9561	
	S	outh Central Ar	ea Office		Evaluatio	n Requested	June 2	9, 2006
Time of Day	10:00 am				Ev	aluation Date	June 3	0, 2006
Outdoor Cond	itions Tem	perature	0.1	Relative Humidity	59.2	Ambie	ent CO2	488
Fish	Temperature F	Range Rela	tive Humidity	Range	CO2	Ran	nge #	Occupants
119/119F	71.3 7	2 - 78	55.3	30% - 60%	558	Max 700	> Ambient	1
Noticeable Oc	dor No		/isible water hage / staining	Visible micr g? growth		Amount of ma affected	terial	
Ceiling Type	4 x 4 Tile	S	No	No			None	
Wall Type	Drywall		No	No			None	
Flooring	Carpet		Yes	No		Min	or staining	
	Clean	Minor Dust / Debris	Needs Cleaning		Correcti	ve Action Re	equired	
Ceiling	Yes	No	No					
Walls	Yes	No	No					
Flooring	No	Yes	Yes		Clea	n and sanitiz	ze	
HVAC Supply	Grills Yes	No	No					
HVAC Return	Grills No	Yes	Yes	Dus	t and debri	s on inside o	of return bo	X
Ceiling at Sup Grills	ply Yes	No	No					
Surfaces in Ro	oom Yes	Νο	No					

### Findings:

- Dust and debris on A/C filter inside return box and not sized properly

- Dust and debris on inside of HVAC return box

- FISH 123 - Air Handler Room - Drain pan is holding water and there is heavy slime build up. HFSP stated that pan has overflowed twice this week.

- FISH 117 - Air Handler Room - Drain pan is holding water and there is heavy slime build up. Heavy dust build up in return duct and on walls in air handler room.

### Recommendations:

### Site Based Maintenance:

- Remove dirty A/C filter and replace with proper sized filter

- 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:

- Clean inside of HVAC return box

- Clean condensate drain and pan in FISH 123 (AHU)

- Clean condensate drain and pan in FISH 117 and clean return duct and walls as appropriate