

# managing risk with responsibility

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Jeffrey S. Moquin, Director Risk Management Department

June 8, 2005

TO: Ms. Vera Ginn, Director

Special Programs - Title I

FROM: Aston A. Henry, Jr., Supervisor

Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

FISH 001, 002, 133 and 149

On June 3, 2005 the IAQ Assessment Team conducted an assessment of FISH 001, 002, 133 and 149 at **Special Programs - Title I**. The evaluation consisted of a walkthrough of the identified areas to assess the current condition of the location with regard to indoor air quality. This assessment included observations of the carpet, floor tile, ceiling tile, interior walls, false ceiling plenum, and accessible ventilation equipment.

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.

Should any questions arise, or if the current concerns continue after the attached recommendations have been addressed, please feel free to contact me at 754-321-3200.

cc: Dr. Earlean Smiley, Deputy Superintendent

Leah Kelly, Executive Director, Student Support Services/ESE

Jeffrey S. Moquin, Director, Risk Management

Rodney Williams, Project Manager II, Facilities and Construction Management

Jerrod Neal, Broward Teachers Union

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

AH/tc Enc.

		Special Progr	rams Title I		Evaluat	tion Requested	June 2, 2005
Time of Day	12:30 pm				I	Evaluation Date	June 3, 2005
Outdoor Conditi	ons Te	emperature [		Relative Humidity		Ambient C	002
	emperature	Range R	elative Humidity	Range	CO2	Range	# Occupants
001		72 - 78		30% - 60%		Max 700 > A	mbient
Noticeable Odo	r No	d	Visible water amage / staining	Visible micro growth?		Amount of materia affected	ıl
Ceiling Type	2x4 La	y In	No	No		Noi	ne
Wall Type	Drywa	all	No	No		Nor	ne
Flooring	Tile		No	No		No	ne
	Clean	Minor Dus / Debris	t Needs Cleaning		Corre	ctive Action Requi	red
Ceiling	Yes	No	No				
Walls	Yes	No	No				
Flooring	Yes	No	No				
HVAC Supply G	rills No	Yes	Yes	С	lean or	replace as approp	riate
HVAC Return G	rills No	Yes	Yes	С	lean or	replace as approp	riate
Ceiling at Suppl Grills	ly Yes	No	No				
Surfaces in Roc	om Yes	No	No				

## Observations

#### Findings:

- Visible signs of water intrusion from roof leak around HVAC return grill
- Heavy dust and debris on all HVAC supply and return grills

# 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

- Evaluate and repair roof leak around HVAC return grill
- Take down all HVAC supply and return grills and clean or replace as appropriate

			Special Pro	ograms Title I	_		Eva	luation R	equested	Ju	ne 2, 2005
Time of Day	12:30	0 pm						Evalu	ation Date	Ju	ne 3, 2005
Outdoor Condi	itions	Те	mperature		Rela	ative Hun	nidity		Ambien	t CO2	
Fish	Tempera	ature	Range	Relative Hum	idity F	Range	CO	2	Rang	ge	# Occupants
002			72 - 78		30%	<b>60%</b> [			Max 700 >	- Ambi	ent
Noticeable Od	lor _	No		Visible wa damage / sta			microbial owth?	Am	ount of mate affected	erial	
Ceiling Type	2	2x4 Lay	/ In	Yes		1	No	Т	iles around	HVAC	return girll
Wall Type		Drywa	all	No			No		N	None	
Flooring		Tile		No			No			None	
	CI	lean	Minor D / Debr				Co	rrective	Action Rec	quired	
Ceiling		Yes	No	N	0						
Walls		Yes	No	N	0						
Flooring		Yes	No	N	0						
HVAC Supply	Grills [	No	Yes	Ye	es		Clean	or repla	ace as appr	opriat	е
HVAC Return	Grills [	No	Yes	Ye	es		Clean	or repla	ace as appr	opriat	е
Ceiling at Sup Grills	ply [	Yes	No	N	0						
Surfaces in Ro	oom [	Yes	No	No	0						

## Observations

#### Findings:

- Visible signs of water intrusion (stained ceiling tiles) from roof leak around HVAC return grill
- Heavy dust and debris on all HVAC supply and return grills

## 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

- Evaluate and repair roof leak around HVAC return grill and replace stained ceiling tiles
- Take down all HVAC supply and return grills and clean or replace as appropriate

<u> </u>		Special Prog	rams Title I		Evalua	ation Requested	June 2, 2005
Time of Day	12:30 pm					Evaluation Date	June 3, 2005
Outdoor Condi	tions T	emperature		Relative Humic	dity	Ambien	t CO2
Fish	Temperature	Range R	elative Humidity	Range	CO2	Rang	e # Occupants
133	76.3	72 - 78	73	30% - 60%	571	Max 700 >	Ambient 7
Noticeable Od	lor No		Visible water lamage / staining	Visible m grow		Amount of mate affected	rial
Ceiling Type	2x4 La	ıy In	Yes	No		Tiles around l	HVAC supply girll
Wall Type	Dryw	rall	No	No	,	N	lone
Flooring	Tile	!	No	No			None
	Clean	Minor Du	Cleaning		Corre	ective Action Req	uired
Ceiling	Yes	No	No				
Walls	Yes	No	No				
Flooring	Yes	No	No				
HVAC Supply	Grills No	Yes	Yes		Clean o	r replace as appr	opriate
HVAC Return	Grills No	Yes	Yes		Clean o	r replace as appr	opriate
Ceiling at Sup Grills	ply Yes	No	No				
Surfaces in Ro	oom Yes	No	No				

## Observations

# Findings:

- Visible signs of water intrusion (stained ceiling tiles) from roof leak around HVAC supply grill
- Heavy dust and debris on all HVAC supply and return grills
- Elevated humidity level

#### 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

- Evaluate and repair roof leak around HVAC supply grill and replace stained ceiling tiles
- Take down all HVAC supply and return grills and clean or replace as appropriate
- Evaluate and repair HVAC system to lower humidity level

	Spec	ial Programs	Title I		Evaluat	ion Requested	June 2, 2005
Time of Day 12:	:30 pm				I	Evaluation Date	June 3, 2005
<b>Outdoor Conditions</b>	Tempera	ature		Relative Humidity		Ambien	t CO2
Fish Tempe	erature Rang	je Relativ	ve Humidity	Range	CO2	Rang	e # Occupants
149	72 - 7	8		30% - 60%		Max 700 >	- Ambient
Noticeable Odor	No		sible water ge / staining?	Visible micro growth?	bial	Amount of mate affected	erial
Ceiling Type	2x4 Lay In		Yes	No		Tiles around	HVAC supply girll
Wall Type	Drywall		No	No		N	lone
Flooring	Tile		No	No			None
		nor Dust Debris	Needs Cleaning		Corre	ctive Action Rec	quired
Ceiling	Yes	No	No				
Walls	Yes	No	No				
Flooring	Yes	No	No				
HVAC Supply Grills	No	Yes	Yes	С	lean or	replace as appr	opriate
HVAC Return Grills	No	Yes	Yes	С	lean or	replace as appr	opriate
Ceiling at Supply Grills	Yes	No	No				
Surfaces in Room	Yes	No	No				

## Observations

#### Findings:

- Visible signs of water intrusion (stained ceiling tiles) from roof leak around HVAC supply grill
- Heavy dust and debris on all HVAC supply and return grills

## 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

- Evaluate and repair roof leak around HVAC supply grill and replace stained ceiling tiles
- Take down all HVAC supply and return grills and clean or replace as appropriate