

March 13, 2009

Signature on File

TO: Ms. Raquel Cobb, Principal
The Quest Center

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 214

<u>For Custodial Supervisor Use Only</u>	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed

On March 11, 2009 I conducted an assessment of FISH 214 at **The Quest Center**. 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.

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.

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 754-321-3200.

cc: Dr. Joel Herbst, Area Superintendent
Gina Eyerman, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Herbert Lee, Project Manager, Facilities and Construction Management
Diane Watts, Broward Teachers Union
Roy Jarrett, National Federation of Public and Private Employees
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

ES/tc
Enc.

IAQ Assessment

Location Number 1021
 Evaluation Requested March 4, 2009
 Evaluation Date March 11, 2009

The Quest Center

Time of Day 8:30 am

Outdoor Conditions Temperature 71.1 Relative Humidity 50.3 Ambient CO2 396

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
214	72.6	72 - 78	55	30% - 60%	526	Max 700 > Ambient	3
Noticeable Odor	<input style="width: 100%;" type="text" value="Yes"/>		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	<input style="width: 100%;" type="text" value="2 x 4"/>		<input style="width: 100%;" type="text" value="No"/>	<input style="width: 100%;" type="text" value="No"/>	<input style="width: 100%;" type="text" value="None"/>		
Wall Type	<input style="width: 100%;" type="text" value="Drywall/Plaster"/>		<input style="width: 100%;" type="text" value="Yes"/>	<input style="width: 100%;" type="text" value="No"/>	<input style="width: 100%;" type="text" value="@ 1 square foot - 214A"/>		
Flooring	<input style="width: 100%;" type="text" value="12 x 12 Vinyl"/>		<input style="width: 100%;" type="text" value="No"/>	<input style="width: 100%;" type="text" value="No"/>	<input style="width: 100%;" type="text" value="None"/>		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input style="width: 100%;" type="text"/>
Walls	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input style="width: 100%;" type="text"/>
Flooring	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input style="width: 100%;" type="text"/>
HVAC Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input style="width: 100%;" type="text"/>
HVAC Return Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input style="width: 100%;" type="text" value="Clean with Wexcide disinfectant"/>
Ceiling at Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input style="width: 100%;" type="text" value="Clean as appropriate"/>
Surfaces in Room	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input style="width: 100%;" type="text"/>

Observations

Findings:

- Ongoing roof replacement project
- Dust and debris on A/C filters - roof mounted units
- Occupant complaint of odors - possibly from roof chemicals and/or proximity to boiler roof exhaust
- Minor paint bubbling in FISH 214A due to water cooler condensation
- Ongoing test and balance by contractor
- Windows were open in pool room
- FISH 213 (AHU room) - no issues identified
- Dust and debris on HVAC return grills and on ceiling at supply grills

Recommendations:

Site Based Maintenance:

- Relocate water cooler to FISH 214
- Ensure that all doors and windows to the exterior remain closed. Open doors or windows allow humid untreated air into occupied environment.
- Clean HVAC return grills with Wexcide disinfectant solution and clean ceiling at supply grills as appropriate
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

Facilities and Construction Management:

- Contact contractor to evaluate HVAC system