

RISK MANAGEMENT...

managing risk with responsibility

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November 21, 2007

Signature on File

TO: Mr. Daniel Boegli, Principal
Sheridan Technical Center

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 530, 530A, 531 and 532

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

On October 10, 2007 I conducted an assessment of FISH 530, 530A, 531 and 532 at **Sheridan Technical 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.

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 754-321-3200.

cc: Dr. Leontine Butler, Area Superintendent
Fran Bolden, Area Director
Jeffrey S. Moquin, Director, Risk Management
Joe DeLillo, Project Manager, Facilities and Construction Management
Diane Watts, Broward Teachers Union
Roy Jarrett, Federation of Public 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 1051
 Evaluation Requested September 24, 2007
 Evaluation Date October 10, 2007

Sheridan Technical Center

Time of Day 11:35 pm

Outdoor Conditions Temperature 87 Relative Humidity 65.5 Ambient CO2 456

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
530	71.9	72 - 78	60.6	30% - 60%	493	Max 700 > Ambient	9
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		Yes	No	1 ceiling tile		
Wall Type	Plaster		Yes	No	Back of room		
Flooring	Concrete		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	No	Yes	Yes	Repair as appropriate
Flooring	No	Yes	Yes	Clean as appropriate
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide
Ceiling at Supply Grills	No	Yes	Yes	Remove and replace ceiling tile
Surfaces in Room	Yes	No	No	

Observations

Findings: FISH 530 and 530A

- Drain was clogged and water was ponding
- Multiple rusted light grids and water stains on light panels
- Metal louvers were open to the outside and were closed during the assessment. Louvers provide ventilation for soldering activities.
- Stained ceiling tile at HVAC supply grill
- Visible water staining on wall at the back of the room
- Dust and debris on floor
- Dust and debris on HVAC return grills

Recommendations:

Site Based Maintenance:

- Repair clogged drain
- Ensure that louvers are kept closed when soldering is not being done
- Clean floor
- Clean HVAC 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

- Evaluate cause of rusted light grids and stained light panels and repair as appropriate
- Evaluate cause of stained ceiling tile at HVAC supply grill and repair as appropriate and replace ceiling tile
- Evaluate cause of staining on wall at the back of the room and repair as appropriate. Repair or paint wall as appropriate.

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Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
531	72.2	72 - 78	56.5	30% - 60%	527	Max 700 > Ambient	1
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		Yes		Yes		5 ceiling tiles	
Wall Type		No		No		None	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tiles
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide
Ceiling at Supply Grills	No	Yes	Yes	Remove and replace ceiling tile
Surfaces in Room	Yes	No	No	

Observations

Findings:

- Appears to be active leak in room
- 5 stained ceiling tiles with visible microbial growth
- Dust and debris on HVAC return grills. Condensation observed on one of the HVAC supply grills.

Recommendations:

Site Based Maintenance:

- Remove stained ceiling tiles until cause of water intrusion has been repaired
- Clean HVAC 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

- Evaluate cause of stained ceiling tile (apparent roof leak) and repair as appropriate and replace ceiling tiles

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Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
532	72.2	72 - 78	56.5	30% - 60%	527	Max 700 > Ambient	1
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		2 light grids	
Ceiling Type	2 x 4 Lay In		Yes	No		2 light grids	
Wall Type	Plaster		No	No		None	
Flooring	12 x 12 Vinyl		No	No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tiles
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

Observations

Findings:
 - 2 light grids with rust
 - Dust and debris on HVAC return grills

Recommendations:

Site Based Maintenance:
 - Clean HVAC 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
 - Evaluate cause of rusted light grids and repair as appropriate