

# managing risk with responsibility

Telephone: 754-321-3200 Facsimile: 754-321-3290

Jeffrey S. Moquin, Director Risk Management Department

April 5, 2006 Signature on File

TO: Ms. Linda Wilhoit, Principal

**Dave Thomas Education Center - West** 

FROM: Robert J. Krickovich, Coordinator, LEA

Facilities and Construction Management, Environmental Division

SUBJECT: Indoor Air Quality (IAQ) Assessment

FISH 207, 209, 209B and 211

On April 3, 2006 I conducted a follow up assessment of FISH 207, 209, 209B and 211 at **Dave Thomas Education Center - West** to investigate reported odors. This assessment included reviewing previously generated work orders as well as observations of the areas of concern as stated in the IAQ Assessment performed on March 6, 2006 by a member of the IAQ Assessment Team, a representative from Physical Plant Operations and a Project Manager. 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.

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. Harry LaCava, Area Superintendent

Fran Bolden, Area Director

Jeffrey S. Moquin, Director, Risk Management

Philip Kaufold, Project Manager, Facilities and Construction Management

Greg Boardman, Project Manager, Facilities and Construction Management

Ruby Fitzgerald, Broward Teachers Union

Mark Dorsett, Manager 1, Physical Plant Operations Division, Zone 1

Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division

KP/tc Enc.

Dav	/e Thomas E	Education Ce	nter - West		Evaluation	n Requested	March	31, 2006			
Time of Day	8:30 am	]			Eva	aluation Date	April	3, 2006			
Outdoor Condition	s Ten	nperature	73.8	Relative Humidity	68.8	Ambie	nt CO2	466			
Fish Tem	perature	Range R	elative Humidity	Range	CO2	Ran	ge #	Occupants			
207	71.6	72 - 78	60.9	30% - 60%	463	Max 700	> Ambien	t 3			
Noticeable Odor	No	]	Visible water lamage / staining	Visible micro growth?	bial A	Amount of mat affected					
Ceiling Type	ing Type 2 x 4 Lay In			Yes No			1 ceiling tile				
Wall Type	Wall Type Drywall			No			None				
Flooring	12 x 12 Vii	nyl	No		None						
	Clean	Minor Dus	st Needs Cleaning		Correcti	ve Action Re	quired				
Ceiling	Yes	No	No								
Walls	Yes	No	No								
Flooring	Yes	No	No								
HVAC Supply Gril	Is Yes	No	No								
HVAC Return Gril	s Yes	No	No								
Ceiling at Supply Grills	Yes	No	No								
Surfaces in Room	Yes	No	No								
bservations											

**IAQ Assessment** 

3651

**Location Number** 

### O

#### Findings:

- Occupant stated that odor comes and goes and after being in the room for several hours they get headaches
- No odor detected at the time of the assessment
- 1 live plant with visible microbial growth on soil
- 1 stained ceiling tile in center of room. Tile is under a duct penetration through the floor above.
- Inside of air handler unit that services first floor is clean and condensate pans are clean

# Recommendations:

#### Site Based Maintenance:

- Remove live plant from room
- Replace stained ceiling tile in center of room
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

	Dave Thoma	s Education (		Evaluati	on Requested [	March 31	, 2006	
Time of Day	8:30 am				E	Evaluation Date	April 3,	2006
Outdoor Cond	itions T	emperature	73.8	Relative Humidity	68.8	Ambie	nt CO2 4	66
Fish	Temperature	Range	Relative Humidity	/ Range	CO2	Ran	ge # O	ccupants
209 & 209B	72.1	72 - 78	60.1	30% - 60%	473	Max 700	2	
Noticeable Odor No			Visible water damage / staining	bial	al Amount of material affected			
Ceiling Type	2 x 4 Lay In		No	No	[		None	
Wall Type	Dryw	/all	No	No	[		None	
Flooring	12 x 12	Vinyl	No	No No		None		
Ceiling	Clean	Minor D / Debr No	is Cleaning	3	Correc	ctive Action Re	quired	
Cennig	[100]	110						
Walls	Yes	No	No					
Flooring	No	Yes	Yes		Cle	ean and sanitiz	е	
HVAC Supply	Grills Yes	No	No					
HVAC Return	Grills Yes	No	No					
Ceiling at Sup Grills	pply Yes	No	No					
Surfaces in Ro	oom Yes	No	No					
bservations								
Findings:								

**IAQ Assessment** 

3651

**Location Number** 

## O

- Swirl marks on floor in FISH 209 from being washed with dirty water and white chalky build up on floor
- Water stains on floor in FISH 209B in front of refrigerator and in combustible storage room next to refrigerator
- Inside of air handler unit that services first floor is clean and condensate pans are clean

#### Recommendations:

# Site Based Maintenance:

- Thoroughly clean and sanitize floor in FISH 209 and 209B
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

Dave Thomas Education Center - West								Evaluati	valuation Requested March 31, 2006				)6
Time of Day	e of Day 8:30 am							E	valuati	on Date	Ар	ril 3, 2006	)
Outdoor Cond	litions	Te	emperature	73.8	F	Relative Hui	midity	68.8		Ambie	nt CO2	466	
Fish	Tempe	rature	Range	Relative H	umidity	Range		CO2		Ran	ge	# Occup	ants
211	71	1.9	72 - 78	58	;	30% - 60%		446	N	/lax 700	> Ambie	ent 2	2
Noticeable Odor Yes				Visible water Visible micro damage / staining? growth?				7 01					
Ceiling Type		2 x 4 Lay In		No		No				None			
Wall Type		Drywall		No			No		None				
Flooring		12 x 12 Vinyl		No	No No				None				
Ceiling	(	Clean	Minor I / Deb	ris Cl	leeds eaning No			Correc	tive A	ction Re	quired		
Cennig		103	140		110								
Walls		Yes	No		No								
Flooring		No	Yes		Yes			Cle	ean and	d sanitiz	e		
HVAC Supply	Grills	Yes	No		No								
HVAC Return	Grills	Yes	No		No								
Ceiling at Sup Grills	pply	Yes	No		No								
Surfaces in R	oom	No	Yes	] [	Yes			Clea	an as a	ppropria	ate		
bservations													
Findings: Roo	om is n	ot occu	pied										

**IAQ Assessment** 

3651

**Location Number** 

- Room has an odor of damp cardboard. There are several boxes and pieces of cardboard in the room.
- Dust, debris and pieces of cardboard on floor
- Dust, debris and pieces of cardboard on environment surfaces
- Inside of air handler unit that services first floor is clean and condensate pans are clean

#### Recommendations:

#### Site Based Maintenance:

- Thoroughly clean and sanitize floor
- Thoroughly clean environmental surfaces throughout the room
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate