

# RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor  
Risk Management Department

Telephone: 754 321-1900  
Fax: 754 321-1917

January 19, 2010

**Signature on File**

TO: Ms. Tracy Lockhart-Talley, Principal  
**Dave Thomas Education Center**

FROM: Edward See, Project Manager  
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment  
**FISH 112 and 114**

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

On January 5, 2010 I conducted an assessment of FISH 112 and 114 at **Dave Thomas Education Center (WD)**. 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. In an attempt to separate IAQ issues from general maintenance items, the attached assessment may contain direction for site based staff to generate a work order through COMPASS. 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 754-321-1900.

cc: Dr. Leontine Butler, Area Superintendent  
Dr. Desmond Blackburn, Area Director  
Jeffrey S. Moquin, Executive Director, Support Operations  
Aston Henry, Supervisor, Risk Management  
Joe DeLillo, Project Manager, Facilities and Construction Management  
Gary Itzkowitz, 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 3651.1

Dave Thomas Education Center

Evaluation Requested December 17, 2009

Time of Day 10:30 a.m.

Evaluation Date January 5, 2010

Outdoor Conditions      Temperature 53.7      Relative Humidity 39.6      Ambient CO2 328

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
112	71.9	72 - 78	41.3	30% - 60%	1246	Max 700 > Ambient	4
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		1 Ceiling Tile	
Ceiling Type	2 x 4 Lay In		Yes	No		1 Ceiling Tile	
Wall Type	Drywall/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 tile
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

## Observations

### Findings: (Winn Dixie Site)

- One stained ceiling tile
- CO2 level was slightly elevated at the time of the assessment
- Minor old rust stains on flooring

### Site Based Maintenance:

- Remove and replace stained ceiling tile. If stain returns contact COMPASS to generate a work order for Physical Plant Operations to evaluate for cause.
- 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 HVAC system for proper operation and repair as appropriate to lower CO2 level

# IAQ Assessment

Location Number 3651.1

Dave Thomas Education Center

Evaluation Requested December 17, 2009

Time of Day 10:30 a.m.

Evaluation Date January 5, 2010

Outdoor Conditions      Temperature 53.7      Relative Humidity 39.6      Ambient CO2 328

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
114	77	72 - 78	44	30% - 60%	2865	Max 700 > Ambient	19
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		No		No		None	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

## Observations

### Findings: (Winn Dixie Site)

- One broken ceiling tile
- CO2 level was slightly elevated at the time of the assessment

### Site Based Maintenance:

- Remove and replace broken ceiling tile.
- 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 HVAC system for proper operation and repair as appropriate to lower CO2 level