

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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September 10, 2007

Signature on File

TO: Ms. Linda Thomas, Principal
Whiddon Rogers Education Center Annex

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 211 and 222

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

On September 5, 2007 I conducted an assessment of FISH 211 and 222 at **Whiddon Rogers Education Center Annex**. 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. Leontine Butler, Area Superintendent
Willie Dudley, Area Director
Jeffrey S. Moquin, Director, Risk Management
Joe DeLillo, Project Manager, Facilities and Construction Management
Jamie Daniels, 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 0452
 Evaluation Requested August 29, 2007
 Evaluation Date September 5, 2007

Whiddon Rogers Education Center Annex

Time of Day 2:00 pm

Outdoor Conditions Temperature 88.7 Relative Humidity 59.7 Ambient CO2 460

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
211	70.9	72 - 78	59.4	30% - 60%	635	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Plaster		Yes	No	4 square feet		
Flooring	Vinyl		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	No	Yes	Yes	Wipe down walls
Flooring	Yes	No	No	
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- Temperature was low at the time of the assessment
- Condensation on HVAC supply grills. Dark liquid/water on West wall under vent. Appears to be petroleum oil/lubricant.
- Pest droppings along windows
- Dust and debris on HVAC supply and return grills
- Dust build up on environmental surfaces
- **FISH 222** - AHU room - Heavy condensation dripping from old broken boiler system. No ventilation in room.

-Recommendations:

Site Based Maintenance:

- Adjust the thermostat to increase the temperature. Continue to monitor condition and initiate a work order for Physical Plant Operations to evaluate the HVAC system if temperature and humidity does not improve.
- Clean pest droppings along windows
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Clean environmental surfaces throughout the room
- Continue to wipe down walls as appropriate
- 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 condensation on HVAC supply grills and cause of liquid leaking from vent on West wall and repair as appropriate.
- Initiate a work order for pest control
- Evaluate AHU room FISH 222 for cause of condensation and repair as appropriate. Evaluate room for proper ventilation.