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January 15, 2009

Signature on File

TO: Ms. Mary McGinnis
Whiddon Rogers Education Center Annex

FROM: Robert Krickovich, Coordinator, LEA
Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 101, 103 and 111

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

On November 12, 2008 I conducted an assessment of FISH 101, 103 and 111 at **Whiddon Rogers Education Center Annex - Edgewood**. 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 754-321-1638.

cc: Dr. Leontine Butler, Area Superintendent
Dr. Desmond Blackburn, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Greg Boardman, 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

RK/tc
Enc.

IAQ Assessment

Location Number 0452
 Evaluation Requested November 6, 2008
 Evaluation Date November 12, 2008

Whiddon Rogers Education Center (Edgewood)

Time of Day 9:52 am

Outdoor Conditions Temperature 82.9 Relative Humidity 69.9 Ambient CO2 421

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
101	74.5	72 - 78	55.7	30% - 60%	467	Max 700 > Ambient	5
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		1 ceiling tile	
Ceiling Type	2 x 4		Yes	No	1 ceiling tile		
Wall Type	Plaster		No	No	None		
Flooring	Carpet		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				N/A
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:
 - 1 stained ceiling tile
 - Dust build up on environmental surfaces

Recommendations:
Site Based Maintenance:
 - Remove and replace stained ceiling tile
 - 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

Physical Plant Operations:
 - Evaluate cause of stained ceiling tile and repair as appropriate

IAQ Assessment

Location Number 0452
 Evaluation Requested November 6, 2008
 Evaluation Date November 12, 2008

Whiddon Rogers Education Center (Edgewood)

Time of Day 9:52 am

Outdoor Conditions Temperature 82.9 Relative Humidity 69.9 Ambient CO2 421

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
103	74.3	72 - 78	55.8	30% - 60%	449	Max 700 > Ambient	3
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		Yes		No		2 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 tile
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills				N/A
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

Observations

Findings:
 - 2 stained ceiling tiles. HFSP advised that the stained tile in the center of the room is from A/C duct touching tile from above.

Recommendations:
Site Based Maintenance:
 - Remove and replace stained ceiling tiles
 - 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

Physical Plant Operations:
 - Evaluate cause of stained ceiling tiles and repair as appropriate

IAQ Assessment

Location Number 0452
 Evaluation Requested November 6, 2008
 Evaluation Date November 12, 2008

Whiddon Rogers Education Center (Edgewood)

Time of Day 9:52 am

Outdoor Conditions Temperature 82.9 Relative Humidity 69.9 Ambient CO2 421

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
111	75	72 - 78	58.2	30% - 60%	450	Max 700 > Ambient	4
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	No	Yes	Yes	Remove and replace ceiling tile
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant solution
HVAC Return Grills				N/A
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- Complaint of insect bites. No bugs visible but bites appear on extremities
- Advised that A/C was down over the summer and at that time there was visible growth on the walls. When A/C was repaired odor came from the units and dust and debris was blowing out of the supply grills. Advised odor returns when A/C comes back on after being off a few days. Walls were wiped down and growth did not return. No odor detected at the time of the assessment.
- Dust and debris on HVAC supply grills
- Dust build up on environmental surfaces throughout the room

Recommendations:

Site Based Maintenance:

- Clean HVAC supply grills with Wexcide disinfectant solution
- 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

Physical Plant Operations:

- Generate a work order for Pest Control
- Evaluate HVAC duct work and coils to prevent odor and dust/debris from blowing out of duct