Aston A. Henry, Supervisor
Risk Management Department

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February 10, 2011

Signature on File

TO: Mr. David Watkins, Principal
Whiddon-Rogers Education Center

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
Room 5

On January 26, 2011, I conducted an assessment of Room 5 at the Thompson Academy (off site location).. 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 we recommend that the building owner initiate action 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.

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. Desmond Blackburn, Area Superintendent
Jan Beal, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Mark Howard, Assistant Principal, Whiddon-Rogers Education Center
Joe DeLillo, Project Manager, Facilities and Construction Management
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:

Thompson Academy - Whiddon Rogers Off Site

Evaluation Requested: January 11, 2011

Time of Day:

Evaluation Date: January 26, 2011

Outdoor Conditions Temperature: 71.8 Relative Humidity: 83.2 Ambient CO2: 471

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
Room 5	73.2	72 - 78	72.9	30% - 60%	2028	Max 700 > Ambient	22

		Visible water damage / staining?	Visible microbial growth?	Amount of material affected
Noticeable Odor	Yes			
Ceiling Type	2 x 4 Lay In	No	No	None
Wall Type	Drywall	No	No	None
Flooring	Vinyl	No	No	None

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

Observations

Findings (Building not owned by SBBC)

- Musty odor in room

- Dust and debris on floor
- Dust and debris on HVAC supply and return grills
- Dust build up on environmental surfaces
- Dust and debris on A/C filters
- Humidity and CO2 were elevated at the time of the assessment
- HVAC return grill not cemented properly

Building Owner:

- Evaluate for cause of stained ceiling tiles and repair as appropriate. Remove and replace ceiling tiles as necessary.
- Clean and sanitize flooring
- Clean HVAC supply and return grills
- Clean environmental surfaces throughout the room
- Remove and replace A/C filters
- Evaluate HVAC system for proper operation and repair as appropriate to lower humidity and CO2
- Properly install HVAC return grill