

RISK MANAGEMENT...

managing risk with responsibility

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June 22, 2009

Signature on File

TO: Ms. Sarah Hausman
Wingate Oaks Center

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

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 901

For Custodial Supervisor Use Only

☐ Custodial Issues Addressed
☐ Custodial Issues Not Addressed

On April 17, 2009 I conducted an assessment of FISH 901 at **Wingate Oaks Center**. 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. Margaret Underhill, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Aston Henry, Supervisor, Risk Management
Robert Goode, Project Manager, Facilities and Construction Management
Dane Ramson, 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

0991

Wingate Oaks Center

Evaluation Requested

April 16, 2009

Time of Day

1:45 pm

Evaluation Date

April 17, 2009

Outdoor Conditions

Temperature

82.8

Relative Humidity

42.9

Ambient CO2

455

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
901	72.8	72 - 78	56.8	30% - 60%	765	Max 700 > Ambient	1
Noticeable Odor	No		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	2 x 4		No		No		None
Wall Type	Drywall		No		No		None
Flooring	12 x 12 Vinyl		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	No	Yes	Yes	Clean as appropriate

Observations**Findings:**

- A/C unit in process of being repaired at the time of the assessment and the spot cooler provided was turned off.
- Visible rust on underside of range hood. Damper for hood may not be working properly allowing humid air into the room causing condensation.
- Minor dust on environmental surfaces

Recommendations:**Site Based Maintenance:**

- 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 range hood damper for proper operation and installation and repair as appropriate