

RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor
Risk Management Department

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August 21, 2009

Signature on File

TO: Ms. Sarah Hausman
Wingate Oaks Center

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 125, 130, 134, 503 and 803

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

On August 19, 2009, I conducted an assessment of FISH 125, 130, 134, 503 and 803 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.

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 754-321-1900.

cc: Dr. Leontine Butler, Area Superintendent
Michaelle Pope, 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

ES/tc
Enc.

IAQ Assessment

Location Number 0991

Wingate Oaks Center

Evaluation Requested August 4, 2009

Time of Day 1:00 p.m.

Evaluation Date August 19, 2009

Outdoor Conditions Temperature 85.4 Relative Humidity 78.8 Ambient CO2 403

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
125	73.4	72 - 78	58.4	30% - 60%	466	Max 700 > Ambient	1
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	Drywall/Plaster		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:

- Dust build up on furniture

Recommendations:

Site Based Maintenance:

- Thoroughly clean furniture throughout the room to remove dust
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

IAQ Assessment

Location Number 0991

Wingate Oaks Center

Evaluation Requested August 4, 2009

Time of Day 1:00 p.m.

Evaluation Date August 19, 2009

Outdoor Conditions Temperature 85.4 Relative Humidity 78.8 Ambient CO2 403

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
130	71.3	72 - 78	63.3	30% - 60%	461	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	Drywall/Plaster		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:
 - Dust build up on environmental surfaces

Recommendations:
Site Based Maintenance:
 - Thoroughly clean surfaces throughout the room to remove dust
 - Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

IAQ Assessment

Location Number 0991

Wingate Oaks Center

Evaluation Requested August 4, 2009

Time of Day 1:00 p.m.

Evaluation Date August 19, 2009

Outdoor Conditions Temperature 85.4 Relative Humidity 78.8 Ambient CO2 403

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
134	72.2	72 - 78	60.7	30% - 60%	466	Max 700 > Ambient	1
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	Drywall/Plaster		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:

- Dust build up on furniture
- 1 ceiling tile not installed properly

Recommendations:

Site Based Maintenance:

- Thoroughly clean furniture throughout the room to remove dust
- Adjust ceiling tile
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

IAQ Assessment

Location Number 0991

Wingate Oaks Center

Evaluation Requested August 4, 2009

Time of Day 1:00 p.m.

Evaluation Date August 19, 2009

Outdoor Conditions Temperature 85.4 Relative Humidity 78.8 Ambient CO2 403

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
503	78.3	72 - 78	53.9	30% - 60%	584	Max 700 > Ambient	3
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	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:
 - HVAC system was recently repaired on 8/19/09

Recommendations:
Site Based Maintenance:
 - Remove and replace stained ceiling tile. If stain returns, contact COMPASS to generate a work order.
 - Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

IAQ Assessment

Location Number 0991

Wingate Oaks Center

Evaluation Requested August 4, 2009

Time of Day 1:00 p.m.

Evaluation Date August 19, 2009

Outdoor Conditions Temperature 85.4 Relative Humidity 78.8 Ambient CO2 403

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
803	73	72 - 78	51.7	30% - 60%	512	Max 700 > Ambient	1
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:
 - 1 broken and 1 stained ceiling tile in FISH 803A

Recommendations:
Site Based Maintenance:
 - Remove and replace stained and broken ceiling tiles in FISH 803A. If stain returns, contact COMPASS to generate a work order.
 - Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate