

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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October 23, 2008

Signature on File

TO: Ms. Joyce Ferguson, Principal
Mr. Rayfield Henderson, Principal
Boyd Anderson High School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 1031

<u>For Custodial Supervisor Use Only</u>	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed
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On October 23, 2008 I conducted an assessment of FISH 1031 at **Boyd Anderson High School**. 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 754-321-3200.

cc: Dr. Leontine Butler, Area Superintendent
Dr. Desmond Blackburn, Area Director
Jeffrey S. Moquin, Director, Risk Management
Henry Verdugo, 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
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

ES/tc
Enc.

IAQ Assessment

Location Number 1741

Boyd Anderson High School

Evaluation Requested October 23, 2008

Time of Day 9:00 am

Evaluation Date October 23, 2008

Outdoor Conditions Temperature 80.6 Relative Humidity 68.1 Ambient CO2 384

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
1031	74.9	72 - 78	49.2	30% - 60%	973	Max 700 > Ambient	24
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		Yes	No	1 stained 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	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	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:	<ul style="list-style-type: none"> - Environmental parameters were acceptable at the time of the assessment. HFSP and teacher advised that HVAC in building has fluctuated. - 1 stained ceiling tile with elevated moisture content in Northwest corner of room - Rope displaying science posters hanging from ceiling. Visible dust impaction - Cup with alleged microbial growth in the closet was thrown away - Dust and debris on HVAC return grills - Dust build up on environmental surfaces
Recommendations:	
Site Based Maintenance:	<ul style="list-style-type: none"> - Remove and replace stained ceiling tile until Physical Plant Operations can evaluate for leak and repair - Remove rope and properly install ceiling tiles - Clean HVAC return 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:	<ul style="list-style-type: none"> - Evaluate cause of stained ceiling tile with elevated moisture content in Northwest corner of room and repair as appropriate.