

RISK MANAGEMENT...

managing risk with responsibility

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September 25, 2009

Signature on File

TO: Ms. Merceda Stanley, Principal
Dillard High School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 227, 407 and 407B

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

On September 15, 2009 I conducted an assessment of FISH 227, 407 and 407B at **Dillard 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.

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. In an attempt to separate IAQ issues from general maintenance items, the attached assessment may contain direction for site based staff to generate a work order through COMPASS. 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
Charles Ricks, 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 0371

Dillard High School

Evaluation Requested September 14, 2009

Time of Day 8:30 am

Evaluation Date September 15, 2009

Outdoor Conditions Temperature 84.9 Relative Humidity 78.2 Ambient CO2 384

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
227	73.1	72 - 78	58.3	30% - 60%	491	Max 700 > Ambient	2
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	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- Excessive clutter in room
- Non-approved chemicals (spray paint, latex paint) in room
- Dust build up on surfaces throughout the room due to excessive clutter
- FISH 228 AHU - no issues identified

Site Based Maintenance:

- Encourage occupant to reduce clutter to assist site based staff with cleaning efforts
- Remove non-approved chemicals and store in flammable storage cabinet
- Clean surfaces throughout the room once clutter has been reduced
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

IAQ Assessment

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Dillard High School

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Time of Day 8:30 am

Evaluation Date September 15, 2009

Outdoor Conditions Temperature 84.9 Relative Humidity 78.2 Ambient CO2 384

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
407	67.9	72 - 78	73.8	30% - 60%	584	Max 700 > Ambient	2
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	No	Yes	Yes	Clean and sanitize
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

Observations

Findings:

- Dust and debris on floor
- Dust and debris on HVAC supply and return grills
- Temperature was low and humidity was elevated (work order generated by site J360217)

Site Based Maintenance:

- Clean and sanitize floor
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Wipe down areas with visible growth with Wexcide disinfectant solution
- 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 0371

Dillard High School

Evaluation Requested September 14, 2009

Time of Day 8:30 am

Evaluation Date September 15, 2009

Outdoor Conditions Temperature 84.9 Relative Humidity 78.2 Ambient CO2 384

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
407B	72.7	72 - 78	63.5	30% - 60%	618	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	Yes	No	No	

Observations

Findings:

- Humidity was elevated (work order generated by site J360217)
- Visible microbial growth on door and door frame

Site Based Maintenance:

- Wipe down areas with visible growth with Wexcide disinfectant solution
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate