

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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November 19, 2007

Signature on File

TO: Dr. Paul Fetscher, Principal
Everglades High

FROM: Richard Rosa, Project Manager
Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 217

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

On October 17, 2007 I conducted an assessment of FISH 217 at **Everglades High**. 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 754-321-1637.

cc: Dr. Joel Herbst, Area Superintendent
Jacquelyn Box, Area Director
Jeffrey S. Moquin, Director, Risk Management
Bertram Lewars, Project Manager, Facilities and Construction Management
Steve Feldman, 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

RR/tc
Enc.

IAQ Assessment

Location Number 3731

Everglades High School

Evaluation Requested October 10, 2007

Time of Day 10:10 am

Evaluation Date October 17, 2007

Outdoor Conditions Temperature 85.6 Relative Humidity 75.2 Ambient CO2 349

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
217	75.2	72 - 78	53.7	30% - 60%	480	Max 700 > Ambient	17
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		on caulk	
Wall Type	Drywall		Yes	Yes		None	
Flooring	12 x 12 Vinyl		No	No			

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tile
Walls	No	Yes	Yes	Remove stained caulk and re-caulk
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:

- During the assessment the door to the outside was used several times allowing humid air to enter the room
- Stained ceiling tile by supply diffuser - possible leak
- Black substance on the caulking approximately 20 feet above the finished floor on the back Southeast wall. Possible condensation.
- Dust build up on environmental surfaces. Back of room is being used for storage and cannot be cleaned properly. Clothing rack has heavy dust build up. High ledges in back of room will accumulate heavy dust build up.

Recommendations:

Site Based Maintenance:

- Encourage occupant to keep door closed to reduce humid air from entering the room
- Wipe down caulk as necessary with Wexide disinfectant solution to remove black substance
- Encourage occupant to reduce stored items to allow custodial staff to maintain general cleanliness of the room. Thoroughly clean environmental surfaces.
- 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 cause of stained ceiling tile by supply diffuser (possible leak) and repair as appropriate. Remove and replace stained ceiling tile.
- Evaluate cause of black substance on caulking approximately 20 feet above the finished floor on the back Southeast wall - possible condensation - and repair as appropriate. Remove old caulking and re-caulk as necessary.