

RISK MANAGEMENT...

managing risk with responsibility

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November 12, 2009

Signature on File

TO: Ms. Kathrine Hinden, Principal
McArthur High School

FROM: Richard Rosa, Project Manager
Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 608

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

On September 22, 2009 I conducted an assessment of FISH 608 at **McArthur 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. This assessment also included reviewing previously generated work orders, if applicable, as well as observation of the area of concern as stated in the IAQ Assessment performed on September 17, 2009 for FISH 181. 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. 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 754-321-1637.

cc: Dr. Joel Herbst, Area Superintendent
Dr. Gina Eyerman, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Aston Henry, Supervisor, Risk Management
Frank Girardi, Project Manager, Facilities and Construction Management
Iris Froehlich, 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

RR/tc
Enc.

IAQ Assessment

Location Number 0241

McArthur High School

Evaluation Requested September 17, 2009

Time of Day 11:00 am

Evaluation Date September 22, 2009

Outdoor Conditions Temperature 86.2 Relative Humidity 65.7 Ambient CO2 182

| | | | | | | | |
|-------------------|-------------|----------------------------------|-------------------|---------------------------|------|-----------------------------|-------------|
| Fish | Temperature | Range | Relative Humidity | Range | CO2 | Range | # Occupants |
| 608 | 79.2 | 72 - 78 | 47.5 | 30% - 60% | 1462 | Max 700 > Ambient | 2 |
| Noticeable Odor | | Visible water damage / staining? | | Visible microbial growth? | | Amount of material affected | |
| Ceiling Type | | Wall Type | | Flooring | | | |
| No | | No | | No | | None | |
| 2 x 2 Lay In | | No | | No | | None | |
| Drywall/partition | | No | | Yes | | 4 square feet | |
| 12 x 12 Vinyl | | No | | No | | None | |

| | Clean | Minor Dust / Debris | Needs Cleaning | Corrective Action Required |
|--------------------------|-------|---------------------|----------------|---------------------------------|
| Ceiling | Yes | No | No | |
| Walls | No | Yes | Yes | Clean with Wexcide disinfectant |
| Flooring | Yes | No | No | |
| 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 | No | Yes | Yes | Clean with Wexcide disinfectant |

Observations

Findings:

- Visible microbial growth, cobwebs and dust behind teacher's desk
- Dust and debris on HVAC supply and return grills
- Dust build up on cabinet door frames, inside cabinets, etc.
- CO2 level was slightly elevated at the time of the assessment. Students had just left room. A/C system is a floor return and supply stand alone unit.

Site Based Maintenance:

- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Wipe down all surfaces with Wexcide disinfectant solution where microbial growth is present
- Thoroughly clean all 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 HVAC system for proper operation and repair as appropriate to lower CO2 level