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January 14, 2009

Signature on File

TO: Mr. Jonathan Williams, Principal
Northeast High School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 148

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

On January 12, 2009 I conducted an assessment of FISH 148 at **Northeast 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. Margaret Underhill, Area Director
Jeffrey S. Moquin, Director, 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
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

ES/tc
Enc.

IAQ Assessment

Location Number 1241
 Evaluation Requested January 12, 2009
 Evaluation Date January 12, 2009

Northeast High School

Time of Day 2:00 pm

Outdoor Conditions Temperature 79.1 Relative Humidity 57 Ambient CO2 418

| | | | | | | | |
|---|---|---|--|---|--|--|---|
| Fish | Temperature | Range | Relative Humidity | Range | CO2 | Range | # Occupants |
| 148 | 70.4 | 72 - 78 | 64.8 | 30% - 60% | 997 | Max 700 > Ambient | 1 |
| Noticeable Odor | No | | Visible water damage / staining? | Visible microbial growth? | Amount of material affected | | |
| Ceiling Type | 2 x 4 | | No | No | None | | |
| Wall Type | Drywall | | 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 | No | Yes | Yes | Clean as appropriate |
| Flooring | No | Yes | Yes | Clean and sanitize |
| HVAC Supply Grills | Yes | No | No | |
| HVAC Return Grills | | | | N/A |
| Ceiling at Supply Grills | No | Yes | Yes | Remove and replace ceiling tiles |
| Surfaces in Room | Yes | No | No | |

Observations

Findings:

- Temperature was low and humidity was elevated at the time of the assessment
- Small opening in North wall (2" x 4") - old electrical outlet
- Dust and dirt on walls
- Rust marks on flooring
- Dust impaction on ceiling tiles at HVAC supply grills
- FISH 146 (adjacent to 148) - 2 stained ceiling tiles at custodial closet

Recommendations:

Site Based Maintenance:

- Repair/seal opening in North wall
- Wipe down walls
- Thoroughly clean and sanitize floor
- Remove and replace ceiling tiles at HVAC supply grills
- FISH 146 - Remove and replace stained ceiling tiles and monitor for return of stains
- 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 for proper operation and repair as appropriate to increase temperature and lower humidity