

RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor
Risk Management Department

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June 25, 2009

Signature on File

TO: Ms. Susan Bruining, Principal
Plantation High School

FROM: Robert Krickovich, Coordinator, LEA
Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 2515

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

On June 17, 2009 I conducted an assessment of FISH 2515 at **Plantation 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. 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 754-321-1638.

cc: Dr. Verda Farrow, Area Superintendent
Fran Bolden, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Aston Henry, Supervisor, Risk Management
Frank Alfieri, Project Manager, Facilities and Construction Management
Ruby Fitzgerald, 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

RK/tc
Enc.

IAQ Assessment

Location Number 1451

Plantation High School

Evaluation Requested June 16, 2009

Time of Day 11:00 am

Evaluation Date June 17, 2009

Outdoor Conditions Temperature 88.3 Relative Humidity 70.3 Ambient CO2 441

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
2515	71.5	72 - 78	58.3	30% - 60%	435	Max 700 > Ambient	3
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 wax
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:

- Glue coming up through cracks in the floor tile
- Dust and debris on HVAC supply and return grills
- Temperature was low at the time of the assessment

Recommendations:

Site Based Maintenance:

- Thoroughly clean and wax floor tiles. Tiles are porous and allow debris to adhere to the surface. The tiles themselves are not conducive to microbial growth, however, the dirt, dust and debris on the unwaxed tile will collect in the pores and could promote microbial growth.
- Adjust thermostat to increase temperature. Each room in the building has individual A/C unit and thermostat. Temperature in this room was set to 69 degrees. Thermostats should be set to a minimum of 75 degrees. Lower temperature could contribute to condensation on and under the floor tiles which could release the glue under the tiles and cause the black stains at the floor tile joints.
- Clean HVAC supply and return grills 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