

RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor
Risk Management Department

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July 13, 2010

Signature on File

TO: Mr. Alan Strauss, Principal
South Broward High School

FROM: Richard Rosa, Project Manager
Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 441

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

On July 1, 2010, I conducted an assessment of FISH 441 at **South Broward 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. 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
Valerie Wanza, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Mark Dorsett, Acting Director, Physical Plant Operations Division, Maintenance
Aston Henry, Supervisor, Risk Management
Jack Cooper, Senior Project Manager, Facilities and Construction Management
Jamie Daniels, Broward Teachers Union
Roy Jarrett, Federation of Public Employees
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

RR/tc
Enc.

IAQ Assessment

Location Number 0171

South Broward High School

Evaluation Requested June 22, 2010

Time of Day 9:00 am

Evaluation Date July 1, 2010

Outdoor Conditions Temperature 85.3 Relative Humidity 72.2 Ambient CO2 369

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
441	68	72 - 78	71	30% - 60%	396	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		3 ceiling tiles	
Ceiling Type	2 x 4 Lay In		Yes	No		3 ceiling tiles	
Wall Type	Drywall		Yes	Yes		See below	
Flooring	12 x 12 Vinyl		No	No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tiles
Walls	No	Yes	Yes	Repair/replace wall material
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
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

- Temperature was low and humidity level elevated - work order J445388 has been generated to address.
- Dust and debris on HVAC return grills
- 3 stained ceiling tiles - Southeast corner of room
- Water damaged wall material under window. South area carpenters have been advised and work order J419803 has been generated to address.

Site Based Maintenance:

- Clean HVAC return grills with a vacuum or remove and hose down and dry
- 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 for cause of water intrusion - ceiling Southeast corner - and repair as appropriate. Remove and replace ceiling tiles as necessary.
- work orders J445388 and J419803 are open to address HVAC and walls