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March 7, 2008

Signature on File

TO: Ms. Ann Andersen-Kowalski, Principal
Stoneman Douglas High

FROM: Richard Rosa, Project Manager
Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 244CT

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

On February 28, 2008 I conducted an assessment of Portable 244CT at **Stoneman Douglas 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. Joanne Harrison, Area Superintendent
David Hall, Area Director
Jeffrey S. Moquin, Director, Risk Management
Paul Bach, Project Manager, Facilities and Construction Management
Gary Itzkowitz, 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

Stoneman Douglas High School

Location Number 3011
 Evaluation Requested February 28, 2008
 Evaluation Date February 28, 2008

Time of Day 12:45 pm

Outdoor Conditions Temperature 61.1 Relative Humidity 39.1 Ambient CO2 325

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-244CT	60.2	72 - 78	51.6	30% - 60%	363	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		Yes		220 square feet	
Ceiling Type	Drywall		Yes	Yes	220 square feet		
Wall Type	Drywall		No	No	None		
Flooring	Vinyl Sheet		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace
Walls	No	Yes	Yes	Clean as appropriate
Flooring	No	Yes	Yes	Clean and sanitize
HVAC Supply Grills	No	Yes	Yes	Clean with Wexcide disinfectant
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills				N/A
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings: (storage/office area)

- Entire drywall ceiling water damaged with visible microbial growth
- Dust build up on walls, flooring and environmental surfaces throughout the room
- Dust and debris on A/C grills, coils and on A/C filter (shaker unit)

Recommendations:

Site Based Maintenance:

- Clean walls, flooring and environmental surfaces throughout the room once repair are completed
- Clean A/C grill with Wexcide disinfectant solution and remove and replace A/C filters
- Remove all materials, furniture and equipment from 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

- Clean coil on A/C shaker unit
- Evaluate cause of water intrusion - possible roof leak - and repair as appropriate
- Ceiling material and insulation will be removed by a contractor through Facilities and Construction Management Environmental Division. Site has removed all materials, furniture and equipment from the room
- Remove all conduits attached to the ceiling
- Remove fire alarm devices from the ceiling
- Remove light fixture from the bathroom ceiling
- Replace insulation and drywall ceiling once contractor has removed materials and source of water intrusion has been identified.
- Reinstall all conduits, fire alarm devices and light fixtures.
- Paint ceiling