

# RISK MANAGEMENT...

managing risk with responsibility

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July 28, 2008

**Signature on File**

TO: Mr. Shawn Cerra,, Principal  
**Taravella High School**

FROM: Edward See, Project Manager  
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment  
**Concession Stand at Baseball Field**

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

On July 23, 2008 I conducted an assessment of the concession stand at the baseball field at **Taravella 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: Sharon Airaghi, Area Superintendent  
Jackie Haywood, Area Director  
Jeffrey S. Moquin, Director, Risk Management  
Gerry Devio, 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  
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

ES/tc  
Enc.

# IAQ Assessment

J.P. Taravella High School

Location Number   
 Evaluation Requested   
 Evaluation Date

Time of Day

Outdoor Conditions      Temperature       Relative Humidity       Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text"/>	<input type="text" value="84.9"/>	<input type="text" value="72 - 78"/>	<input type="text" value="71"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="422"/>	<input type="text" value="Max 700 &gt; Ambient"/>	<input type="text" value="1"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="No"/>		<input type="text" value="Yes"/>		<input type="text" value="Yes"/>		<input type="text" value="@100 Square Feet"/>	
Ceiling Type	<input type="text" value="Popcorn/Wood"/>		<input type="text" value="Yes"/>	<input type="text" value="Yes"/>		<input type="text" value="@20 Square Feet"/>	
Wall Type	<input type="text" value="Concrete"/>		<input type="text" value="No"/>	<input type="text" value="Yes"/>		<input type="text" value="@50 Square Feet"/>	
Flooring	<input type="text" value="Concrete"/>		<input type="text" value="No"/>	<input type="text" value="Yes"/>			

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Address with renovation project"/>
Walls	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Address with renovation project"/>
Flooring	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Address with renovation project"/>
HVAC Supply Grills	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="N/A"/>
HVAC Return Grills	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="N/A"/>
Ceiling at Supply Grills	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="N/A"/>
Surfaces in Room	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Address with renovation project"/>

## Observations

### Findings: Concession Stand at Baseball Field

- Building condemned by the Safety Department
- Water intrusion and humidity infiltration through damaged roof and broken windows
- Roof (popcorn with exposed wood beams) is severely water damaged with visible microbial growth
- Windows are broken
- Walls and floor (concrete) have visible microbial growth
- Furniture and items in room have visible microbial growth and are water damaged

### Recommendations:

#### Site Based Maintenance:

- Do not enter building until renovation project is complete

#### Physical Plant Operations/Facilities and Construction Management:

- Roof to be removed by Physical Plant Operations
- Facilities and Construction Management to expedite renovation project