

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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March 11, 2010

Signature on File

TO: Mr. Scott Fiske, Principal
Western High School

FROM: Richard Rosa, Project Manager
Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 902

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

On February 12, 2010 I conducted an assessment of FISH 902 at **Western 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. Leontine Butler, Area Superintendent
David Hall, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Aston Henry, Supervisor, Risk Management
James Carballo, Project Manager, Facilities and Construction Management
Ralph Eckhardt, 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

RR/tc
Enc.

IAQ Assessment

Location Number 2831

Western High School

Evaluation Requested

Time of Day 9:50 am

Evaluation Date February 12, 2010

Outdoor Conditions Temperature 62.9 Relative Humidity 42 Ambient CO2 318

| | | | | | | | |
|-----------------|-------------|----------------------------------|-------------------|---------------------------|------|-----------------------------|-------------|
| Fish | Temperature | Range | Relative Humidity | Range | CO2 | Range | # Occupants |
| 902 | 68.6 | 72 - 78 | 47.7 | 30% - 60% | 1019 | Max 700 > Ambient | 27 |
| Noticeable Odor | | Visible water damage / staining? | | Visible microbial growth? | | Amount of material affected | |
| Ceiling Type | | Yes | | Yes | | 24 square feet | |
| Wall Type | | No | | No | | None | |
| Flooring | | Yes | | No | | 50 square feet | |

| | Clean | Minor Dust / Debris | Needs Cleaning | Corrective Action Required |
|--------------------------|-------|---------------------|----------------|----------------------------------|
| Ceiling | No | Yes | Yes | Remove and replace ceiling tiles |
| Walls | Yes | No | No | |
| Flooring | No | Yes | Yes | Clean, Sanitize 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 | No | Yes | Yes | Remove and replace ceiling tiles |
| Surfaces in Room | No | Yes | Yes | Clean as appropriate |

Observations

| | |
|--------------------------------|--|
| Findings | <ul style="list-style-type: none"> - Various stained ceiling tiles - Dust and debris on HVAC supply and return grills - Dust build up on environmental surfaces - Glue seeping up through floor tile |
| Site Based Maintenance: | <ul style="list-style-type: none"> - Contact COMPASS to generate a work order to remove and replace ceiling tiles - Clean HVAC supply and return grills with Wexcide disinfectant solution - Thoroughly clean surfaces throughout the room - Thoroughly clean, sanitize and wax flooring - Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate |