

RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor
Risk Management Department

Telephone: 754 321-1900
Fax: 754 321-1917

October 2, 2009

Signature on File

TO: Mr. Mark Kaplan, Principal
Falcon Cove Middle School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 315, 315B, 315C and 315D

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

On September 18, 2009 I conducted an assessment of FISH 315, 315B, 315C and 315D at **Falcon Cove Middle 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 754-321-1900.

cc: Dr. Leontine Butler, Area Superintendent
Jan Beal, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Aston Henry, Supervisor, Risk Management
Gerry Usallan, 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
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

ES/tc
Enc.

IAQ Assessment

Location Number 3622

Falcon Cove Middle School

Evaluation Requested September 11, 2009

Time of Day 2:30 pm

Evaluation Date September 18, 2009

Outdoor Conditions Temperature 85.9 Relative Humidity 71.1 Ambient CO2 410

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
315	71.7	72 - 78	56.9	30% - 60%	958	Max 700 > Ambient	32
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	Drywall/Plaster		No	No		None	
Wall Type	Drywall/Plaster		No	No		None	
Flooring	Carpet		No	No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

Observations

Findings:

- Entrance doors to the room have open slats that allow entry of outside air
- Occupants advised of temperature fluctuation
- FISH 313 - Mechanical Room - No issues identified

Recommendations:

Site Based Maintenance:

- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

Physical Plant Operation:

- Recommend installing data loggers in FISH 315, 315B, 315C and 315D
- Evaluate entrance doors to room - open slats to outside air - and seal or replace doors

IAQ Assessment

Location Number 3622

Falcon Cove Middle School

Evaluation Requested September 11, 2009

Time of Day 2:30 pm

Evaluation Date September 18, 2009

Outdoor Conditions Temperature 85.9 Relative Humidity 71.1 Ambient CO2 410

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
315B	71.8	72 - 78	56.5	30% - 60%	894	Max 700 > Ambient	
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	Drywall/Plaster		No	No	None		
Wall Type	Drywall/Plaster		No	No	None		
Flooring	Carpet		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

Observations

Findings:

- Occupants advised of temperature fluctuation
- Visible microbial growth on 3 instruments inside cases

Recommendations:

Site Based Maintenance:

- Wipe down instruments and cases 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

Physical Plant Operation:

- Recommend installing data loggers in FISH 315, 315B, 315C and 315D

IAQ Assessment

Location Number 3622

Falcon Cove Middle School

Evaluation Requested September 11, 2009

Time of Day 2:30 pm

Evaluation Date September 18, 2009

Outdoor Conditions Temperature 85.9 Relative Humidity 71.1 Ambient CO2 410

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
315C	70.8	72 - 78	51.1	30% - 60%	828	Max 700 > Ambient	
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	Drywall/Plaster		No	No	None		
Wall Type	Drywall/Plaster		No	No	None		
Flooring	Carpet		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

Observations

Findings:
 - Occupants advised of temperature fluctuation

Recommendations:
Site Based Maintenance:
 - Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

Physical Plant Operation:
 - Recommend installing data loggers in FISH 315, 315B, 315C and 315D

IAQ Assessment

Location Number 3622

Falcon Cove Middle School

Evaluation Requested September 11, 2009

Time of Day 2:30 pm

Evaluation Date September 18, 2009

Outdoor Conditions Temperature 85.9 Relative Humidity 71.1 Ambient CO2 410

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
315D	71.8	72 - 78	55.9	30% - 60%	880	Max 700 > Ambient	
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	Drywall/Plaster		No	No	None		
Wall Type	Drywall/Plaster		No	No	None		
Flooring	Carpet		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

Observations

Findings:

- Occupants advised of temperature fluctuation
- No return vent in room

Recommendations:

Site Based Maintenance:

- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

Physical Plant Operation:

- Recommend installing data loggers in FISH 315, 315B, 315C and 315D
- Evaluate room for installation of return air vent