

RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor
Risk Management Department

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

June 22, 2009

Signature re on File

TO: Ms. Debra Patterson, Principal
Gulfstream Middle School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 33C and QP1009C

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

On May 20, 2009 I conducted an assessment of Portable 33C and QP1009C at **Gulfstream 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.

Generally, the IAQ Assessment did not identify any existing conditions significantly impacting IAQ and thereby presenting immediate health and safety concerns 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 754-321-1900.

cc: Dr. Joel Herbst, Area Superintendent
Dr. Gina Eyerma Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Aston A. Henry, Supervisor, Risk Management
Steve Dowling, Project Manager, Facilities and Construction Management
Jamie Daniels, 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 3931

Gulfstream Middle School

Evaluation Requested April 13, 2009

Time of Day 11:40 am

Evaluation Date May 20, 2009

Outdoor Conditions Temperature 84.2 Relative Humidity 62.6 Ambient CO2 364

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-33C	77.7	72 - 78	54.8	30% - 60%	2503	Max 700 > Ambient	23
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Drywall/Plaster		No	No	None		
Flooring	12 x 12 Vinyl		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	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills				N/A
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- Only one A/C unit was on at the time of the assessment. Turned on second unit during assessment.
- Old water stains on two light fixture covers
- Dust build up on environmental surfaces
- Dust and debris on A/C filter - West A/C unit
- Dust build up on A/C return grills

Recommendations:

Site Based Maintenance:

- Ensure that both A/C units remain on to control temperature and CO2 levels
- Clean light fixture covers to remove staining
- Clean environmental surfaces throughout the room
- Remove and replace A/C filter - West A/C unit
- Clean A/C return grills 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

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Outdoor Conditions Temperature 84.2 Relative Humidity 62.6 Ambient CO2 364

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
QP1009C		72 - 78		30% - 60%		Max 700 > Ambient	
Noticeable Odor	Yes		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		Yes	Yes	Various		
Wall Type	Drywall/Plaster		No	No	None		
Flooring	12 x 12 Vinyl		No	No	None		

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

Observations

Findings:

- Various stained ceiling tiles throughout the portable. Active roof leaks. Currently Physical Plant Operations is working on repairing the roof.
- Musty odor in room from roof leak
- Dust build up on environmental surfaces

Recommendations:

Site Based Maintenance:

- Clean environmental surfaces throughout the room
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate