

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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June 19, 2007

Signature on File

TO: Mr. Frank Zagari, Principal
Indian Ridge Middle School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 845VE

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

On May 24, 2007 I conducted an assessment of Portable 845VE at **Indian Ridge 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 754-321-3200.

cc: Dr. Verda Farrow, Area Superintendent
Joel Herbst, Area Director
Jeffrey S. Moquin, Director, 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
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

ES/tc
Enc.

IAQ Assessment

Location Number 3471
 Evaluation Requested May 11, 2007
 Evaluation Date May 24, 2007

Indian Ridge Middle School

Time of Day 2:15 pm

Outdoor Conditions Temperature 82.2 Relative Humidity 54.9 Ambient CO2 535

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-845VE	70.8	72 - 78	45.4	30% - 60%	1632	Max 700 > Ambient	24
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Drywall		No	No	None		
Flooring	Vinyl		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	Yes	No	No	
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				
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- Teacher complained of headaches and loss of voice for the last 2 weeks
- Dust and debris on floor
- Dust and debris on HVAC supply and return grills
- Dust and dirt build up on throw rug
- Non-approved chemicals in room (Raid, Fantastik)
- Dust build up on window ledges and blinds
- Temperature was low and CO2 level was slightly elevated at the time of the assessment. Temperature was adjusted and A/C was set to exhaust at the time of the assessment.
- Restroom adjacent to room is out of work and has heavy dust and debris build up

-Recommendations:

Site Based Maintenance:

- Thoroughly clean and sanitize floor
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Thoroughly clean throw rug or discard
- Remove non-approved chemicals from room
- Clean window ledges and blinds
- Continue to monitor condition and initiate a work order for Physical Plant Operations to evaluate the HVAC system if temperature does not improve.
- Contact Physical Plant Operations to repair restroom and clean and sanitize as appropriate. Ensure water is run or poured in sinks and toilet regularly until repaired.
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate