

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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May 24, 2007

Signature on File

TO: Mr. Hudson Thomas, Principal
Margate Middle School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 1019PHC

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

On May 23, 2007 I conducted an assessment of Portable 1019PHC at **Margate 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. 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. Joanne Harrison, Area Superintendent
Sharon Airaghi, Area Director
Jeffrey S. Moquin, Director, Risk Management
Dennis DiLeonardo, 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

Margate Middle School

Location Number 0581
 Evaluation Requested May 10, 2007
 Evaluation Date May 23, 2007

Time of Day 2:25 pm

Outdoor Conditions Temperature 82.6 Relative Humidity 51.2 Ambient CO2 533

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-1019PHC	74.5	72 - 78	52	30% - 60%	564	Max 700 > Ambient	2
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		Yes	No	1 Ceiling Tile		
Wall Type	Tackable		No	No	None		
Flooring	Vinyl		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tile
Walls	No	Yes	Yes	Clean as appropriate
Flooring	No	Yes	Yes	Clean and sanitize
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- Occupants of the room had been relocated to another room due to fire extinguishers being evacuated (fire alarm). Substance from extinguishers was on the walls, floors and surfaces.
- 1 stained ceiling tile
- Dust and debris on A/C filters
- Exhaust fan in restroom was not operational
- Initial complaint was regarding a suspected mushroom protruding from the floor. It was found that there was excess tile glue protruding between the tiles.

-Recommendations:

Site Based Maintenance:

- Thoroughly clean walls, floors and surfaces throughout the room
- Remove and replace stained ceiling tile
- Remove and replace A/C filters
- Thoroughly clean floor to remove glue substance
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

Physical Plant Operations:

- Evaluate and repair/replace exhaust fan in restroom