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January 15, 2009

Signature on File

TO: Mr. Darren Jones, Principal
McNicol Middle School

FROM: Robert Krickovich, Coordinator, LEA
Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 203

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

On October 29, 2008 I conducted an assessment of FISH 203 at **McNicol 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 754-321-1638.

cc: Dr. Joel Herbst, Area Superintendent
Dr. Gina Eyerman, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Rey Olivera, 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

RK/tc
Enc.

IAQ Assessment

Location Number 0481
 Evaluation Requested October 27, 2008
 Evaluation Date October 29, 2008

McNicol Middle School

Time of Day 10:15 am

Outdoor Conditions Temperature 65.3 Relative Humidity 57.4 Ambient CO2 445

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
203	67.9	72 - 78	51.4	30% - 60%	446	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		Yes		2 ceiling tiles	
Ceiling Type	2 x 4		Yes	Yes	2 ceiling tiles		
Wall Type	Drywall		No	No	None		
Flooring	12 x 12 vinyl		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tiles
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:
 - 2 stained ceiling tiles with visible microbial growth in FISH 203
 - 1 stained ceiling tile in FISH 203B
 Note: One ceiling tile is below metal duct above ceiling. Stain may be caused by condensation on duct. Other tile is under a 2" pipe penetration through outside wall and J box on outside of building is not sealed to the wall and water is entering conduit on roof and dripping on ceiling tile. The tile in FISH 203B appears to have water entering the conduit on the roof and dripping from flex above ceiling.

Recommendations:

Site Based Maintenance:

- Remove and replace stained ceiling tiles and monitor until repairs are completed
- 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 cause of stained ceiling tiles and repair as appropriate
- Seal electrical penetrations to prevent water intrusion