

RISK MANAGEMENT...


managing risk with responsibility

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October 8, 2002

TO: Leontine Butler, Principal
Nova Middle School

FROM: Aston A. Henry, Jr., Supervisor
Risk Management Department 

SUBJECT: Indoor Environmental Quality Assessment
Nova Middle School
Portable R21/R2

On August 22, 2002, the Indoor Environmental Quality (IEQ) Assessment Team conducted an assessment of **Portable R21/R2** at Nova Middle School. The evaluation consisted of a walkthrough of the identified area to assess the current condition of this location with regard to indoor environmental quality. This assessment included observation of the carpet, floor tiles, ceiling tiles, false ceiling plenum, accessible ventilation supply and interior walls for signs of water intrusion.

Outlined below are the findings of this assessment along with recommendations for further assessment and/or remediation:

1. The indoor environmental quality assessment of **Portable R21/R2** revealed signs of visible microbial growth. The Head Facilities Serviceperson reported complaints of possible mold and mildew. The assessment team did identify visible signs of microbial growth. The ductwork within the false ceiling plenum is not insulated. There is a large amount of stained and damaged ceiling tiles. The carpet within this double portable is badly stained and soiled. The air-handling unit within the false ceiling plenum is leaking. The assessment team did not observe any insulation within the false ceiling plenum. On the date of the assessment, condensation was forming within the lighting fixtures. Microbial growth was observed on a number of ceiling tiles. The air-handling unit was inoperable on the date of the assessment; therefore, the assessment team did not measure the temperature, relative humidity or carbon dioxide levels.

RECOMMENDED COURSE OF ACTION

The Maintenance Department will initiate a work order to address the following items:

- Evaluate and repair as appropriate, the air-handling unit servicing this location.
- Evaluate and clean if necessary, the coils servicing this location.
- Evaluate the ductwork within the false ceiling plenum and insulate as appropriate.

- Remove stained and soiled carpet and replace with new carpet.
- Evaluate and insulate the false ceiling plenum as appropriate.
- The Maintenance Department will contact Aston Henry, Jr. of the Risk Management Department to provide a status on completion of the above items no later than November 8, 2002.

Site-Based Staff will complete the following items immediately:

- Site-based maintenance staff will clean the air-conditioning vents and return air register grills with a wexcide disinfectant solution in order to remove dust and debris build up.
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate.

The indoor environmental quality assessment revealed a number of items that should be addressed as soon as possible. Please have your site-based maintenance staff implement the above recommendations in order to improve the indoor environmental quality for all occupants within your school.

Generally, the IEQ Assessment Team did not identify any existing conditions significantly impacting IEQ 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 IEQ, prevent development of future IEQ-related problems, and reduce the potential for IEQ-related complaints by building occupants, the IEQ Assessment Team recommends appropriate follow up of each item identified and previously listed.

Should any questions or concerns arise, or if these complaints continue after the above recommendations have been addressed, please feel free to contact me at (954) 765-8864.

AAH/tpo

- c: Dr. Thomas Geismar, North Central Area Superintendent
Dr. Linda Bedell, North Central Area Director School Improvement
Mark Dorsett, Manager, Evening Trades, Maintenance Department
Lou Gonzalez, Coordinator, LEA, Facilities and Construction Management
Michael Marchetti, Supervisor, Workload and Systems Management
David Fenton, Project Manager, Facilities and Construction Management