

# RISK MANAGEMENT...

managing risk with responsibility ✓

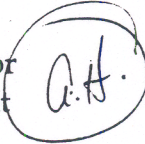
Jeffrey S. Moquin, Director  
Risk Management Department

Telephone: 765-8864  
Facsimile: 747-5673

July 30, 2003

**TO:** Justin Berman, Principal  
Nova Middle School

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



**SUBJECT: Indoor Environmental Quality Assessment  
Nova Middle School  
FISH 172**

On July 28, 2003, the Risk Management Department conducted an assessment of **FISH 172** 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 **FISH 172** revealed visible signs of microbial growth as well as heavy dust and debris buildup on the carpeted interior walls. No visible signs of water intrusion were identified. The carpet covering the upper portion of the walls should be removed and discarded. The Head Facilities Serviceperson reported complaints of possible mold and mildew. The return air register grills as well as the air supply diffuser revealed signs of dust and debris buildup. The carpet on the floor revealed minor signs of staining and soiling.

Below are the temperature, relative humidity and carbon dioxide levels measured in this location on July 28, 2003.

	Temperature	Humidity	CO2
Portable 596C	70.8f	55%	417

## RECOMMENDED COURSE OF ACTION

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

- Remove damaged carpet from the upper portion of the walls and repair the walls as appropriate.
- Evaluate and clean as appropriate, the air supply diffusers and the return air register grills with a wexcide disinfectant solution (Due to the height of the ceiling, a lift may be required).
- Evaluate and install burnt out light bulbs. (Due to the height of the ceiling, a lift may be required).
- 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 August 31, 2003.

Site-Based Staff will complete the following items immediately:

- Site-based maintenance staff will clean and sanitize the carpet (floor carpet).
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate.

Please observe the temperature, relative humidity and carbon dioxide levels measured outdoors at 12:21 pm. on July 28, 2003 prior to conducting the IEQ Assessment at this location.

	Temperature	Humidity	CO2
Outside	88.5F	71%	384

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 Risk Management Department 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 Risk Management Department 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/ldh

c: Dr. Thomas Geismar, North Central Area Superintendent  
Fran Bolden, Area Director School Improvement  
David Fenton, Project Manager, Facilities and Construction Management  
Dane Ramson, Broward Teachers Union