

# RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor  
Risk Management Department

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September 21, 2009

**Signature on File**

TO: Dr. Ricardo Garcia, Principal  
**Nova Middle School**

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

SUBJECT: Indoor Air Quality (IAQ) Assessment  
**FISH 3923 and 3935**

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

On August 16, 2009 I conducted an assessment of FISH 3923 and 3935 at **Nova 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. In an attempt to separate IAQ issues from general maintenance items, the attached assessment may contain direction for site based staff to generate a work order through COMPASS. 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  
Steven Friedman, Area Director  
Jeffrey S. Moquin, Executive Director, Support Operations  
Aston Henry, Supervisor, Risk Management  
Scott Gillen, Project Manager, Facilities and Construction Management  
Diane Watts, 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 1311

Nova Middle School

Evaluation Requested September 15, 2009

Time of Day 10:30 am

Evaluation Date September 16, 2009

Outdoor Conditions      Temperature 86.9      Relative Humidity 62.2      Ambient CO2 476

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
3923	74.5	72 - 78	51.5	30% - 60%	713	Max 700 > Ambient	23
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		No		No		None	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
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:**

- Room is heavily pressurized - door will not close on its own
- Chemical odor in exterior walkway of building. Contractor was painting walls on walkway. FISH 3928 (storage room) being utilized as contractor's office and storage area. Three open five gallon cans of paint were in the room.
- Heavy dust and debris on A/C filters in FISH 3927 (AHU)
- Minor dust and debris on HVAC coils and debris on surface

**Recommendations:**

**Site Based Maintenance:**

- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

**Facilities and Construction Management - Contractor:**

- Seal or remove all stored paint containers from FISH 3928
- Cease and desist all activities that involve high VOC materials when school is occupied
- Remove and replace A/C filters
- Clean coils and interior of air handler units
- Correct over pressurization problem in building

Re-inspection will be conducted within 14 days to verify corrections have been made

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Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
3935	76	72 - 78	49.9	30% - 60%	762	Max 700 > Ambient	27
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		No		No		None	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
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