

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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February 16, 2011

Signature on File

TO: Mr. Carlton Campbell, Principal
Pines Middle School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 1145, 1185 and 1201

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

On February 11, 2011, I conducted an assessment of FISH 1145, 1185 and 1201 at **Pines Middle School**. The assessment consisted of a reevaluation walkthrough of the previously identified areas to assess the current condition of the location with regard to indoor air quality. This assessment included reviewing previously generated work orders, if applicable, as well as observation of the area of concern as stated in the IAQ Assessment performed on December 9, 2010. Attached are the findings of this assessment along with recommendations for further assessment, remediation, or corrective actions, if needed.

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 754-321-1900.

cc: Dr. Joel Herbst, Area Superintendent
Valerie Wanza, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Frank Girardi, Project Manager, Facilities and Construction Management
Iris Froelich, Broward Teachers Union
Roy Jarrett, Federation of Public Employees
Mark Dorsett, Manager I, 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

Location Number 1881
 Evaluation Requested February 11, 2011
 Evaluation Date February 11, 2011

Pines Middle School

Time of Day 11:30 am

Outdoor Conditions Temperature 90 Relative Humidity 56.9 Ambient CO2 373

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
1145	70.8	72 - 78	60	30% - 60%	860	Max 700 > Ambient	8
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Drywall		No	No	None		
Flooring	12 x 12 Vinyl		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	No	Yes	Yes	Clean as appropriate

Observations

Findings

- Dust build up on bookshelves and other surfaces throughout the room
- One A/C chiller was not operational at the time of the assessment. Physical Plant Operations was on site repairing.
- AHU room (FISH 1118A) was checked and no issues were identified

Site Based Maintenance:

- Thoroughly clean bookshelves and other surfaces frequently due to occupant sensitivity
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

IAQ Assessment

Location Number 1881

Pines Middle School

Evaluation Requested February 11, 2011

Time of Day 11:30 am

Evaluation Date February 11, 2011

Outdoor Conditions Temperature 90 Relative Humidity 56.9 Ambient CO2 373

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
1185	72.5	72 - 78	62.2	30% - 60%	1125	Max 700 > Ambient	28
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Drywall		No	No	None		
Flooring	12 x 12 Vinyl		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
 - One A/C chiller was not operational at the time of the assessment. Physical Plant Operations was on site repairing.

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

IAQ Assessment

Location Number 1881
 Evaluation Requested February 11, 2011
 Evaluation Date February 11, 2011

Pines Middle School

Time of Day 11:30 am

Outdoor Conditions Temperature 90 Relative Humidity 56.9 Ambient CO2 373

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
1201	71.9	72 - 78	70.8	30% - 60%	788	Max 700 > Ambient	3
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Drywall		No	No	None		
Flooring	12 x 12 Vinyl		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	No	Yes	Yes	Clean as appropriate

Observations

Findings

- Dust build on elevated surfaces throughout the room
- Non-approved chemical in room (Lysol)
- Humidity level was elevated at the time to the assessment

Site Based Maintenance:

- Clean elevated surfaces throughout the room
- Remove non-approved chemicals (Lysol)
- 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 HVAC system for proper operation and repair as appropriate to lower humidity level

Work order EQ01608 generated