

RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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September 19, 2008

Signature on File

TO: Mr. Oslay Gil, Principal
Sunrise Middle School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 138 and 302

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

On September 11, 2008 I conducted an assessment of FISH 138 and 302 at **Sunrise 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 754-321-3200.

cc: Dr. Verda Farrow, Area Superintendent
Jan Beal, Area Director
Jeffrey S. Moquin, Director, Risk Management
Matt Decker, Project Manager, Facilities and Construction Management
Jerrod Neal, 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
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

ES/tc
Enc.

IAQ Assessment

Location Number 0251
 Evaluation Requested September 3, 2008
 Evaluation Date September 11, 2008

Sunrise Middle School

Time of Day

Outdoor Conditions Temperature 87.5 Relative Humidity 88.1 Ambient CO2 397

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
138	71.3	72 - 78	63.3	30% - 60%	924	Max 700 > Ambient	1
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	No	Yes	Yes	Clean with Wexcide disinfectant
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills	No	Yes	Yes	Clean as appropriate
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- Dust and debris on HVAC supply and return grills and dust impaction on ceiling tiles at supply grills
- Humidity level was slightly elevated at the time of the assessment. Portable dehumidifier in use with outside drain line.
- Dust build up on environmental surfaces throughout the room
- Observed art activities
- Note: AV storage room converted to classroom

Recommendations:

Site Based Maintenance:

- Ensure that bay door remains closed
- Clean HVAC supply and return grills with Wexcide disinfectant solution. Remove and replace ceiling tiles at HVAC supply grills.
- Thoroughly clean surfaces throughout the room
- Ensure that paint is being utilized and stored in a well ventilated area
- 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

IAQ Assessment

Location Number
 Evaluation Requested
 Evaluation Date

Sunrise Middle School

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="302"/>	<input type="text" value="73.2"/>	<input type="text" value="72 - 78"/>	<input type="text" value="65.7"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="630"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="1"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="No"/>		<input type="text" value="Yes"/>		<input type="text" value="Yes"/>		<input type="text" value="HVAC supply vents"/>	
Ceiling Type		<input type="text" value="Steel Beams"/>		<input type="text" value="No"/>		<input type="text" value="None"/>	
Wall Type		<input type="text" value="Drywall/Plaster"/>		<input type="text" value="No"/>		<input type="text" value="None"/>	
Flooring		<input type="text" value="12 x 12 Vinyl"/>		<input type="text" value="No"/>		<input type="text" value="None"/>	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Walls	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Flooring	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
HVAC Supply Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean with Wexcide disinfectant"/>
HVAC Return Grills	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean with Wexcide disinfectant"/>
Ceiling at Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Surfaces in Room	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>

Observations

Findings:

- Dust and debris on HVAC supply and return grills
- Humidity level was slightly elevated at the time of the assessment
- Dust build up on environmental surfaces throughout the room

Recommendations:

Site Based Maintenance:

- Ensure that bay door remains closed
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Thoroughly clean surfaces throughout the room
- 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