

# RISK MANAGEMENT...

managing risk with responsibility

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Support Operations

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December 12, 2008

Signature on File

TO: Ms. Paula Meadows, Principal  
**Westpine Middle School**

FROM: Aston A. Henry, Supervisor  
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment  
**FISH 604**

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

On December 10, 2008 I conducted an assessment of FISH 604 at **Westpine Middle School**. The assessment consisted of a reevaluation walkthrough of the previously identified area to assess the current condition of the location with regard to indoor air quality. This assessment included reviewing previously generated work orders as well as observation of the area of concern as stated in the IAQ Assessment performed on June 20, 2008. 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. 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. Leontine Butler, Area Superintendent  
Dr. Margaret Underhill, Area Director  
Jeffrey S. Moquin, Director, Risk Management  
Scott Gillen, Project Manager, Facilities and Construction Management  
Greg Boardman, Project Manager, Facilities and Construction Management  
Ruby Fitzgerald, 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

AAH/tc  
Enc.

# IAQ Assessment

Location Number 2052  
 Evaluation Requested December 9, 2008  
 Evaluation Date December 10, 2008

Westpine Middle School

Time of Day 11:45 am

Outdoor Conditions      Temperature 73.2      Relative Humidity 78.5      Ambient CO2 357

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<span style="border: 1px solid black; padding: 2px;">604</span>	<span style="border: 1px solid black; padding: 2px;">76.2</span>	<span style="border: 1px solid black; padding: 2px;">72 - 78</span>	<span style="border: 1px solid black; padding: 2px;">74.3</span>	<span style="border: 1px solid black; padding: 2px;">30% - 60%</span>	<span style="border: 1px solid black; padding: 2px;">1050</span>	<span style="border: 1px solid black; padding: 2px;">Max 700 &gt; Ambient</span>	<span style="border: 1px solid black; padding: 2px;">2</span>
Noticeable Odor	<span style="border: 1px solid black; padding: 2px;">Yes</span>		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	<span style="border: 1px solid black; padding: 2px;">2 x 4</span>		<span style="border: 1px solid black; padding: 2px;">No</span>		<span style="border: 1px solid black; padding: 2px;">No</span>		<span style="border: 1px solid black; padding: 2px;">None</span>
Wall Type	<span style="border: 1px solid black; padding: 2px;">Drywall</span>		<span style="border: 1px solid black; padding: 2px;">No</span>		<span style="border: 1px solid black; padding: 2px;">No</span>		<span style="border: 1px solid black; padding: 2px;">None</span>
Flooring	<span style="border: 1px solid black; padding: 2px;">Tile</span>		<span style="border: 1px solid black; padding: 2px;">No</span>		<span style="border: 1px solid black; padding: 2px;">No</span>		<span style="border: 1px solid black; padding: 2px;">None</span>

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;"></span>
Walls	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;"></span>
Flooring	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;"></span>
HVAC Supply Grills	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">Clean with Wexcide disinfectant</span>
HVAC Return Grills	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">Clean with Wexcide disinfectant</span>
Ceiling at Supply Grills	<span style="border: 1px solid black; padding: 2px;"></span>	<span style="border: 1px solid black; padding: 2px;"></span>	<span style="border: 1px solid black; padding: 2px;"></span>	<span style="border: 1px solid black; padding: 2px;">N/A</span>
Surfaces in Room	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;"></span>

**Observations**

**Findings:**

- Slight odor in room
- No visible signs of microbial growth
- Elevated moisture content in the wall surrounding the HVAC return grill. Signs of previous water damage.
- Humidity level was elevated at the time of the assessment
- **FISH 603** (AHU) - visible microbial growth around HVAC return grill.
- Dust and debris on HVAC supply and return grills

**Recommendations:**

**Site Based Maintenance:**

- Clean HVAC supply and return grills with Wexcide disinfectant solution
- 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 cause of elevated moisture content in the wall surrounding HVAC return grill and repair as appropriate. Repair/replace wall material as necessary.
- Evaluate cause of microbial growth around HVAC return grill in **FISH 603** (AHU)
- Evaluate HVAC system for proper operation and repair as appropriate to lower humidity level
- **Contact Steve Weinberg, HFSP, to coordinate repairs**

**Note: Previous work orders J291197, J305732 and EQ01176**