

Aston A. Henry, Supervisor
Risk Management Department

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April 10, 2012

Signature on File

TO: Mr. Thomas Schroeder, Principal
Margate Elementary School

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

SUBJECT: Indoor Air Quality (IAQ) Assessment

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

On March 29, 2012, I conducted an assessment at **Margate Elementary School**. Attached are findings and recommendations for further assessment, remediation, or corrective actions 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 site based custodial 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 us at 754-321-1907.

cc: Area Superintendent
Area Directors
Shelley Meloni, Executive Director, Facilities and Construction Management
Mark Dorsett, Acting Director, Physical Plant Operations Division, Maintenance
Sonja Coley, Project Manager III, Facilities and Construction Management
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division
Aston Henry, Supervisor, Risk Management
Broward Teachers Union
Federation of Public Employees

RK/tc
Enc.

IAQ Assessment

Margate Elementary

Evaluation Date March 29, 2012

Time of Day 1:00

Outdoor Conditions Temperature 85.8 Relative Humidity 43.3 Ambient CO2 558

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
1813	75.7	72 - 78	44.6	30% - 60%	1519	MAX 700 > Ambient	3
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		No		No		
Walls	Drywall		No		Yes		See below
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean	Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		Yes
Walls Clean	Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		Yes
Flooring Clean	Yes	Ceiling at Supply Grills Clean		Yes			
Room Surfaces Clean	No						
Trash Removed	Yes	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room		No
Signs of Pests	No	Drain Traps Wet		N/A	Air Fresheners in Room		Yes
Room Cluttered	Yes	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location	Bard corner of room					Mechanical Room Clean	N/A
Filters Installed Properly	Yes	Filters Clean		Yes	Inside of HVAC Unit Clean		N/A
Condensate Pan Clean	N/A	Cooling Coil Clean		N/A			
Fresh Air Intake Location	Back of building ▼					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	Trees ▼						

Observations

Visible microbial growth on window wall behind file cabinet - 3 Renuzit air fresheners in room - Book shelf blocking part of the window, heavy debris and cob webs on window sill blocked by book case - minor dust on surfaces - room too cluttered to clean properly. Thermostat set for 70 degrees, temperature on thermostat was 71 - no air from unit fan not running.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean all surfaces	▼
Encourage occupant to reduce clutter	▼
Remove chemicals and/or air fresheners	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Remove bookcase from window wall	▼
Inspect condition of wall and repair as needed	▼
Replace damaged drywall behind file cabinet	▼
Repair HVAC to reduce CO2 levels	▼
	▼
	▼
	▼
	▼