

managing risk with responsibility

Aston A. Henry, Supervisor Telephone: 754 321-1900 Risk Management Department Fax: 754 321-1917

July 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

For (Custodial Supervisor Use Only
	Custodial Issues Addressed
	Custodial Issues Not Addressed
-	

On July 5, 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: Directors, School Performance & Accountability
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 Da	te July 5, 201	2 Time of Day	11:20
Outdoor Conditions Temperature 83.4	Relative	e Humidity 78.	.3 Ambient CO	2 480
Fish Temperature Range Relative 1814 73.4 72 - 78 52	<u> </u>	Range % - 60%	CO ² Range 454 MAX 700 > Ambient	# Occupants
Noticeable Odor No Visible water stain	_	Visible microbi	al Amount material affe	··
Ceiling 2' X 4' Lay in No		No		
Walls Drywall Yes	3	No	14 Squar	e Feet
Floor 12" x 12" Vinyl No		No		
	C Supply s Clean	Yes	HVAC Retu Grills Clear	Vac
Insid	le of Supply Clean	Yes	Inside of Re Duct Clean	Vac
	ng at Supply s Clean	Yes		
Trash Removed Yes Exhaust F	ans Working	N/A	Unapproved Chem Cleaners in Room	nicals / No
Signs of Pests Yes Dra	in Traps Wet	N/A	Ata Farahanan	
Room Cluttered No Food if Store in Sealed Co	ed in Room is ontainers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location Bard Q-Tec in ro	om		Mechanical Room	Clean N/A
Filters Installed Properly Yes	Filters Clean	No	Inside of HVAC Unit	Clean Yes
Condensate Pan Clean N/A Coolin	g Coil Clean	N/A		
Fresh Air Intake Location Outside of Unit			▼ Fresh Air Intake	Free Yes
Pollutant Sources Near Air Intake			▼	
Observations				
Water damaged wall left side of Bard unit to corner and 5 feet along wall left of Bard unit - Heavy dust and debris on A/C filters				
Stray cats everywhere on school grounds - one teacher has built a house in front of the classroom for the cats - food bowls and trays everywhere				
Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO				
Remove and replace A/C filters ▼ Evaluate and repair cause of water damage ▼				

Remove and replace A/C filters	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be completed by 1.1.C	
Evaluate and repair cause of water damage	▼
to wall material	▼
Remove and replace wall material as necessary	▼
	▼
	▼
	▼
	▼
	▼

IAQ Assessment

Margate	Elementary Evaluation Dat	July 5, 2012	Time of Day 11	:20
Outdoor Conditions Tempera	ture 83.4 Relative	Humidity 78.3	Ambient CO2 48	0
		Range <u>CO²</u> % - 60%	Range # Occ MAX 700 > Ambient	cupants 2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in	No	No		
Walls Drywall	Yes	No	21 Square Feet	
Floor 12" x 12" Vinyl	Yes	No	7 Square Feet	
Ceiling Clean Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
Walls Clean Yes Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes		
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests Yes Room Cluttered No	Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location	Bard Q-Tec in room		Mechanical Room Clean	N/A
Filters Installed Properly Yes	Filters Clean	No	nside of HVAC Unit Clean	Yes
Condensate Pan Clean N/A	Cooling Coil Clean	N/A		
Fresh Air Intake Location	Outside of Unit	▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None	▼	or Obstruction	
Observations				
Wall water damaged and WET from tile also water stained Spiders in			ght of Bard unit to 24" high.	Floor
Room 1811 - stained ceiling tile ov	er Bard unit, Water stain on wall l	left of Bard unit (backs up	to damaged area of 1816)	

Corrective Actions to be Completed by Site Based Staff

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Corrective Actions to be Completed by PPO

corrective fielderic to be completed by 1.1.	
Evaluate and repair cause of stained ceiling tiles	▼
Remove and replace ceiling tiles	▼
Evaluate and repair cause of water damage	▼
to wall material	▼
Remove and replace wall material as necessary	▼
Generate work order for pest control - Spiders	▼
	▼
	▼

IAQ Assessment

Marga	ate Elementary	Evaluation Da	te July 5, 20	12 Time of D)ay11	:20
Outdoor Conditions Temp	perature 83.4	Relative	e Humidity 7	8.3 Ambient	CO2 48	80
		e Humidity 6.4 30	Range % - 60%	CO ² Rang 487 MAX 7 Ambi	' 00 >	cupants 3
Noticeable Odor No		ter damage / ning?	Visible microb growth?	J.a.	ount of al affected	
Ceiling 2' X 4' Lay in	Y	es	No	1 tile o	ver Bard Unit	:
Walls Drywall	N	0	No			
Floor 12" x 12" Vinyl		0	No			
Ceiling Clean Yes		AC Supply lls Clean	Yes	HVAC Grills (Return Clean	Yes
Walls Clean Yes Flooring Clean Yes		ide of Supply ct Clean	Yes	Inside Duct C	of Return Slean	Yes
Room Surfaces Yes Clean		ling at Supply lls Clean	Yes			
Trash Removed Yes	Exhaust	Fans Working	N/A	Unapproved (Cleaners in R		No
Signs of Pests Yes		rain Traps Wet	N/A	Air Freshen	ers	No
Room Cluttered No	in Sealed C		N/A	in Room		
Mechanical Equipment Location	on Bard Q-Tec in r	oom		Mechanical Ro	oom Clean	N/A
Filters Installed Properly	Yes	Filters Clean	No	Inside of HVAC	Unit Clean	Yes
Condensate Pan Clean	N/A Cooli	ng Coil Clean	N/A			
Fresh Air Intake Location	Outside of Unit			▼ Fresh Air II		Yes
Pollutant Sources Near Air Intake	None			▼		
Observations						
Stained ceiling tile over Bard	unit - spiders in roc	om around Ba	rd Unit - Heavy d	ust and debris on A/	C filters	
Corrective Actions to be Con	npleted by Site Base	ed Staff	Corrective	Actions to be Comp	leted by PP	0
Remove and repla	ice A/C filters	▼		epair cause of staine		es ▼
		▼	Remo	ve and replace ceiling	a tiles	▼

▼ ▼ ▼ ▼ Generate work order for pest control - spiders

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