

Aston A. Henry, Supervisor
Risk Management Department

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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

<u>For Custodial Supervisor Use Only</u>	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	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 Date July 5, 2012

Time of Day 11:20

Outdoor Conditions Temperature 83.4

Relative Humidity 78.3

Ambient CO2 480

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
1816	76.2	72 - 78	47.5	30% - 60%	484	MAX 700 > Ambient	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	
Walls Clean		Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean	
Flooring Clean		Yes	Ceiling at Supply Grills Clean		Yes		
Room Surfaces Clean		Yes					
Trash Removed		Yes	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room	
Signs of Pests		Yes	Drain Traps Wet		N/A	Air Fresheners in Room	
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			Bard Q-Tec in room			Mechanical Room Clean	
Filters Installed Properly		Yes	Filters Clean		No	Inside of HVAC Unit Clean	
Condensate Pan Clean		N/A	Cooling Coil Clean		N/A		
Fresh Air Intake Location			Outside of Unit ▼			Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake			None ▼			Yes	

Observations

Wall water damaged and WET from right side of bard unit to corner and 7 feet along wall right of Bard unit to 24" high. Floor tile also water stained. - Spiders in room by Bard unit. - Filters need to be replaced.

Room 1811 - stained ceiling tile over Bard unit, Water stain on wall left of Bard unit (backs up to damaged area of 1816)

Corrective Actions to be Completed by Site Based Staff

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

Corrective Actions to be Completed by PPO

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	▼
	▼
	▼

