

managing risk with responsibility

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

October 19, 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

Fo	r Custodial Supervisor Use Only
	Custodial Issues Addressed
	Custodial Issues Not Addressed

On October 9, 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 Eleme	ntary Evalua	tion Date	October	9, 2012	_ Time of Day _	1:00
Outdoor Conditions	Temperature	98.0 F	Relative H	dumidity [50.1	Ambient CO2	478
Fish Tempera 1811 73.0		Relative Humid 52.9	i i	ange - 60% [CO ² 990	Range MAX 700 > Ambient	# Occupants
Noticeable Odor	No .	Visible water dama	age /	Visible mid growth		Amount of material affect	ed
Ceiling 2' X 4' La Walls Drywa		No Yes		No Yes]	See Belov	w .
Floor 12" x 12" \	Vinyl	Yes		No		See Belov	W
Walls Clean Y	es es	HVAC Supp Grills Clear Inside of St Duct Clean	1	Yes		HVAC Return Grills Clean Inside of Retu Duct Clean	No N/A
Room Surfaces Y Clean	es	Ceiling at S Grills Clear		Yes			
	es es	Exhaust Fans Wo	_	Yes		Unapproved Chemica Cleaners in Room	als / No
	es	Drain Trap Food if Stored in R in Sealed Containe	oom is	Yes N/A		Air Fresheners in Room	No
Mechanical Equipment	Location Bard	Q-Tec in room				Mechanical Room Cle	ean N/A
Filters Installed Properly	Yes	Filters	Clean	No		Inside of HVAC Unit Cl	ean N/A
Condensate Pan Clea	n N/A	Cooling Coil	Clean	N/A			
Fresh Air Intake Location Pollutant Sources Near A	\ir	ide of Room			▼	Fresh Air Intake From Obstruction	ree Yes
Intake Observations							
Wall material water dan with 1816) - Flooring wa							mmon wall
Corrective Actions to b			· 			ns to be Completed b	
Remove and Reduce clutter and	d replace A/C fill		$H \vdash$			ir cause of water dan	
Neudoe ciullei aiit	a Stored materia	als in room	⊣ ⊢			der for pest control -	
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See observations for additional info

IAQ Assessment

Margate Ele	mentary Evaluation Dat	e October 9, 2012	Time of Day	1:00
Outdoor Conditions Temperatur	e 98.0 Relative	Humidity 50.1	Ambient CO2 4	78
Fish Temperature Range 1816 73.4 72 - 78	- [Range CO ² 930	Range # Oo MAX 700 > Ambient	2
Noticeable Odor Yes	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in	No	No		
Walls Drywall	Yes	Yes	See Below	
Floor 12" x 12" Vinyl	Yes	No	See Below	
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	No
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	N/A
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes		
Trash Removed Yes	Exhaust Fans Working	Yes	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests Yes	Drain Traps Wet	Yes	Air Frankanara	□ Na □
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location Ba	ard Q-Tec in room		Mechanical Room Clean	N/A
Filters Installed Properly Yes	Filters Clean	No	Inside of HVAC Unit Clean	N/A
Condensate Pan Clean N/A	Cooling Coil Clean	N/A		
Fresh Air Intake Location Outside of Room		▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	ak Trees	▼	or obstruction	
Observations				
Musty odor in room - Wall material	water damaged right side of	and behind Bard unit	- 4' high and 2' wide back	wall
and 2' high 10' long right wall (comidamaged at Bard unit - Ant debris o			wth (<6 sq') - Flooring wa	ater
Samagea at Dara unit - Ant uebris u	THE PROPERTY OF LIGHT WITH	. Somila inc Cabinets.		
Corrective Actions to be Complete	d by Site Based Staff	Corrective Action	ns to be Completed by PF	0
Remove and replace A/C			ir cause of water damage	
	▼		ce material as necessary der for pest control - Ants	-
		Generale work of	iei ioi pesi controi - Ants	·
	 			

See observations for additional info