

TO:

FROM:

SUBJECT:

managing risk with responsibility

Aston A. Henry, Director	
Risk Management Departi	nent
August 8, 2013	Signature on File

Thomas Schroeder, Principal Margate Elementary School

Risk Management Department

Robert Krickovich, Coordinator I, LEA

Indoor Air Quality (IAQ) Assessment

Telephone:754 321-1900Fax:754 321-1917

Custodial Issues Addressed
Custodial Issues Not Addressed

On August 6, 2013, 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: Shelley Meloni, Task Assigned Chief Facilities & Construction Officer, Facilities & Construction Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division Roy Norton, Manager, Custodial/Grounds, Physical Plant Operations Division Aston Henry, Director, Risk Management Sonja Coley, Senior Project Manager, Facilities & Construction Broward Teachers Union Federation of Public Employees

RK/tc Enc.

	IAQ Assess	ment		
Margate	Elementary Evaluation Da	te August 6, 2013	Time of Day 12	2:45
Outdoor Conditions Tempera	ature 93.0 Relative	e Humidity 63.0	Ambient CO2 52	25
		Range CO 0% - 60% 713		2
Noticeable OdorNoCeiling2' X 4' Lay inWallsDrywall	Visible water damage / staining? No No	Visible microbial growth? No No	Amount of material affected	
Floor Carpet	No	No		
Ceiling CleanYesWalls CleanYesFlooring CleanYesRoom SurfacesYes	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply	No Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes
Clean	Grills Clean	Yes		
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location	FISH 110 E		Mechanical Room Clean	Yes
Filters Installed Properly Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes	Cooling Coil Clean	Yes		
Fresh Air Intake Location Pollutant Sources Near Air Intake	Outside of Room None	▼	Fresh Air Intake Free of Obstruction	Yes
Observations				

Corrective Actions to be Completed by Site Based Staff

Clean HVAC supply grills with Wexcide	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

▼
▼
▼
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▼
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▼

	IAQ Assessi	ment		
Margate	Elementary Evaluation Dat	te August 6, 2013	Time of Day 1	2:45
Outdoor Conditions Tempera	ature 93.0 Relative	e Humidity 63.0	Ambient CO2 5	25
		Range CO ² % - 60% 483		ccupants 1
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in	No	Νο		
Walls Drywall	Yes	Yes	1 sq ft at North doo	or
Floor 12" x 12" Vinyl	Yes	No	2 sq ft	
Ceiling CleanYesWalls CleanYesFlooring CleanYesRoom SurfacesYesCleanYes	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply Grills Clean	Yes Yes Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes
Trash Removed Yes	Exhaust Fans Working	Yes	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No Room Cluttered No	Drain Traps Wet Food if Stored in Room is in Sealed Containers	Yes N/A	Air Fresheners in Room	No
Mechanical Equipment Location	Ceiling mount in room		Mechanical Room Clean	N/A
Filters Installed Properly N/A Condensate Pan Clean N/A		N/A N/A	Inside of HVAC Unit Clean	N/A
Fresh Air Intake Location Pollutant Sources Near Air Intake	Roof top None	▼	Fresh Air Intake Free of Obstruction	Yes
Observations				
Water damaged drywall both sic one ceiling tile removed where r				

Corrective Actions to be Completed by Site Based Staff

Clean wall where white board was removed	▼
Replace missing ceiling tile	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair/replace wall material around North door	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Fish Temperature Range Relative Humidity Range CO ² Range # Occupant 1813 73.7 72 - 78 50.6 30% - 60% 627 MAX 700 > 6 Noticeable Odor No Visible water damage / staining? Visible microbial growth? Amount of material affected Ceiling 2' X 4' Lay in No No No Mo Walls Drywall No No No Mo Floor 12" x 12" Vinyl No No Mo Ceiling Clean Yes HVAC Supply Grills Clean Yes Walls Clean Yes Inside of Supply Yes Inside of Return N/A Flooring Clean Yes Ceiling at Supply Yes Inside of Return N/A Room Surfaces Yes Ceiling at Supply Yes Cleaners in Room No Signs of Pests No Drain Traps Wet Yes Air Fresheners No Room Cluttered No Food if Stored in Room is in Sealed Containers N/A Inside of HVAC Unit Clean N/A		IAQ	Assessment			
Fish Temperature Range Relative Humidity Range CO ² Range # Occupant 1813 73.7 72 - 78 50.6 30% - 60% 627 MAX 700 > 6 Noticeable Odor No Visible water damage / Visible microbial Amount of growth? Ceiling 2' X 4' Lay in No No Amount of Walls Drywall No No No Ceiling Clean Yes HVAC Return Yes Floor 12" x 12" Vinyl No No No Ceiling Clean Yes HVAC Return Yes Walls Clean Yes Grills Clean Yes Inside of Supply Grills Clean Yes Flooring Clean Yes Ceiling at Supply Yes Inside of Return N/A Room Surfaces Yes Ceiling at Supply Yes Cleaners in Room No Signs of Pests No Drain Traps Wet Yes Air Fresheners No Room Cluttered No Food if Stored in Room is in Sealed Containers NA Inside of HVAC Unit Clean N/A	Ma	argate Elementary Eval	uation Date Augus	st 6, 2013	Time of Day	12:45
1813 73.7 72 - 78 50.6 30% - 60% 627 MAX 700 > Ambient Noticeable Odor No Visible water damage / staining? Visible microbial growth? Amount of material affected Ceiling 2' X 4' Lay in No No No Amount of material affected Walls Drywall No No No Ceiling Clean Yes Floor 12" x 12" Vinyl No No HVAC Supply Grills Clean Yes Inside of Return Grills Clean Yes Flooring Clean Yes Inside of Supply Grills Clean Yes Inside of Return Duct Clean N/A Room Surfaces Yes Ceiling at Supply Grills Clean Yes Unapproved Chemicals / Cleaners in Room No Signs of Pests No 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 Property N/A Filters Clean N/A Inside of HVAC Unit Clean N/A Fresh Air Intake Location MAC Cooling Coil Clean N/A Inside of HVAC	Outdoor Conditions Te	mperature 93.0	Relative Humidity	63.0	Ambient CO2	525
Noticeable Odor No Visible with damager Historial affected Ceiling 2' X 4' Lay in No No No Walls Drywall No No No Floor 12" x 12" Vinyl No No No Ceiling Clean Yes HVAC Supply Yes HVAC Return Grills Clean Yes Inside of Supply Yes Inside of Return Flooring Clean Yes Ceiling at Supply Yes Inside of Return N/A Room Surfaces Yes Ceiling at Supply Yes Inside of Return N/A Trash Removed Yes Exhaust Fans Working Yes Cleaners in Room No Signs of Pests No Drain Traps Wet Yes Air Fresheners No Room Cluttered No Food if Stored in Room is in Sealed Containers N/A Air Fresheners No Mechanical Equipment Location Bard Q-Tec in room Mechanical Room Clean N/A Filters Installed Properly N/A Filters Clean N/A Inside of HVAC Unit Clean N/A Fres					MAX 700 >	
Grills Clean Yes Grills Clean Yes Walls Clean Yes Inside of Supply Duct Clean Yes Inside of Return Duct Clean N/A Room Surfaces Yes Ceiling at Supply Grills Clean Yes Inside of Return Duct Clean N/A Trash Removed Yes Ceiling at Supply Grills Clean Yes Unapproved Chemicals / Cleaners in Room No Signs of Pests No Drain Traps Wet Yes Air Fresheners in Room No Room Cluttered No Food if Stored in Room is in Sealed Containers N/A Mechanical Room Clean N/A Filters Installed Properly N/A Filters Clean N/A Inside of HVAC Unit Clean N/A Fresh Air Intake Location Mode Cooling Coil Clean N/A Fresh Air Intake Eree Method free	Ceiling 2' X 4' Lay in Walls Drywall	staining?		wth? lo lo		
Signs of Pests No Drain Traps Wet Yes Cleaners in Room No Room Cluttered No 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 N/A Filters Clean N/A Inside of HVAC Unit Clean N/A Condensate Pan Clean N/A Cooling Coil Clean N/A Fresh Air Intake Free	Walls CleanYesFlooring CleanYesRoom SurfacesYes	Grills Cle Inside of Duct Cle Ceiling a	Supply an Yes t Supply		Grills Clean Inside of Return	
Filters Installed Properly N/A Filters Clean N/A Inside of HVAC Unit Clean N/A Condensate Pan Clean N/A Cooling Coil Clean N/A Fresh Air Intake Location Outside of Room Teresh Air Intake Free	Signs of Pests No	Drain T Food if Stored in	raps Wet Yes		Cleaners in Room Air Fresheners	No
Fresh Air Intake Location Outside of Room V Fresh Air Intake Free	Filters Installed Properly	N/A Filter		Iı		
Pollutant Sources Near Air Intake Trees of Obstruction Yes Observations	Pollutant Sources Near Air Intake					Yes

Complaint of spotty growth on wall where cabinet was removed and yellow stain on wall right side of HVAC unit - Both walls dry at time of assessment - spotty growth on wall was most likely due to condensation behind cabinet and has been cleaned with wexcide and paint on wall touched up - yellow stain on right side of HVAC unit most likely due to condensate drain in unit backing up (dry at time of assessment).

Corrective Actions to be Completed by Site Based Staff

Monitor stain right side of HVAC unit	▼
Apply paint over the stain and monitor for return	▼
if stain returns, contact COMPASS for work order	▼
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	▼
	▼
	▼

Corrective Actions to be Completed by PPO

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