

## managing risk with responsibility

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May 29, 2012

Signature on File

TO: Shawn Aycock, Principal

**Apollo Middle School** 

FROM: Richard Rosa, Project Manager

Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment

<u>For</u>	Custodial Supervisor Use Only
	Custodial Issues Addressed
	Custodial Issues Not Addressed
-	

On May 24, 2012, I conducted an assessment at **Apollo Middle 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

RR/tc Enc.

## **IAQ Assessment**

	Apollo Middle	Evaluation	Date May 2	24, 2012	Time of Day	10:15
Outdoor Conditions Ter	mperature 7	6.2 Rela	tive Humidity	93.4	Ambient CO2	398
Fish         Temperature           005         73.2	Range F 72 - 78	Relative Humidity 57.8	Range 30% - 60%	<b>co</b> <sup>2</sup> 571	Range # O MAX 700 > Ambient	ccupants
Noticeable Odor No	Visi	ble water damage <i>l</i> staining?	Visible m grow		Amount of material affected	
Ceiling 2' x 4'		No	No	0		
Walls Concrete/drywa		No	N	0		
Floor 12" x 12" Vinyl		No	No	0		
Ceiling Clean Yes Walls Clean Yes		HVAC Supply Grills Clean	Yes		HVAC Return Grills Clean	N/a
Flooring Clean Yes		Inside of Supply Duct Clean	Yes		Inside of Return Duct Clean	N/A
Room Surfaces Yes Clean		Ceiling at Supp Grills Clean	ly No			
Trash Removed N/A	Ex	haust Fans Workir			Unapproved Chemicals / Cleaners in Room	N/A
Signs of Pests No  Room Cluttered N/A		Drain Traps W  I if Stored in Room  aled Containers			Air Fresheners in Room	N/A
Mechanical Equipment Loca	ation FISH 202				Mechanical Room Clean	Yes
Filters Installed Properly	Yes	Filters Clea	n Yes		Inside of HVAC Unit Clean	Yes
Condensate Pan Clean	Yes	Cooling Coil Clea	n Yes			
Fresh Air Intake Location	Roof top			▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No			▼	or obstruction	
Observations						
005 is a corridor and there sprinkler head. The ceiling			ing tile but a wo	ork order w	vas called in to repair the	fire
Corrective Actions to be C Clean ceilings around			Corre	ctive Actio	ns to be Completed by P	PO ▼
Tradit John 190 at Oath	a	▼				▼
		▼				▼
		▼				-   ▼
		▼				▼
		▼				▼ ▼

## **IAQ Assessment**

Apollo Middle Ev	luation Date May 24, 2012 Tim	e of Day 10:40
Outdoor Conditions Temperature 76.2	Relative Humidity 93.4 Am	abient CO2 398
Fish         Temperature         Range         Relative Hu           167         72.6         72 - 78         50.7	30% - 60% 543 N	Range # Occupants MAX 700 > Ambient
Noticeable Odor No Visible water of staining	growth? m	Amount of naterial affected
Ceiling 2' x 4' No	No L	
Walls Concrete No	No L	
Floor 12" x 12" Vinyl No	No	
Ceiling Clean  Yes  HVAC S  Grills C  Walls Clean  No	Tri y   Na	HVAC Return Grills Clean
	TO THE PART	nside of Return Duct Clean
Room Surfaces No Ceiling Clean Grills C	ean Yes	
Trash Removed Yes Exhaust Fan	Cleaner	oved Chemicals / s in Room
Signs of Pests No Drain  Room Cluttered Yes Food if Stored in Sealed Contact in Seal	n Room is in Roo	esheners No
Mechanical Equipment Location FISH 202	Mechan	ical Room Clean Yes
Filters Installed Properly Yes Filt		HVAC Unit Clean Yes
Condensate Pan Clean Yes Cooling (	oil Clean Yes	
Fresh Air Intake Location Roof top		h Air Intake Free Yes
Pollutant Sources Near Air Intake	▼	
Observations		
Possible food substance on wall, minor microbial gr	owth. Advised the HFSP to wipe down the	wall with wexcide.
Corrective Actions to be Completed by Site Based S	taff Corrective Actions to be 0	Completed by PPO
Clean HVAC supply grills with Wexcide	▼	<b>▼</b>
Wipe down North wall with wexcide	▼	▼
Thoroughly clean horizontal surfaces	▼	▼
		▼
	▼	▼
	▼	▼
	▼	▼

## **IAQ Assessment**

	Apollo Middle	Evaluation	Date May 2	24, 2012	Time of Day	11:00	
Outdoor Conditions Tem	perature 76	.2 Relat	tive Humidity [	93.4	Ambient CO2	398	
Fish Temperature 212 74.6	Range Re 72 - 78	53.2	Range 30% - 60%	<b>CO</b> 860		Occupants	
Noticeable Odor No	Visibl	e water damage / staining?	Visible m grow		Amount of material affected	ı	
Ceiling 2' x 4'		No	No	<u> </u>			
Walls Concrete/drywa		No	No	<u> </u>			
Floor 12" x 12" Vinyl		No	No				
Ceiling Clean Yes		HVAC Supply Grills Clean	No		HVAC Return Grills Clean	Yes	
Walls Clean Yes Flooring Clean No		Inside of Supply Duct Clean	Yes		Inside of Return Duct Clean	Yes	
Room Surfaces No Clean		Ceiling at Suppl Grills Clean	y No				
Trash Removed Yes	Exh	aust Fans Workin	g N/A		Unapproved Chemicals Cleaners in Room	s/ No	
Signs of Pests No		Drain Traps We	et N/A		Air Franksmans	Na	
Room Cluttered No		f Stored in Room led Containers	is N/A		Air Fresheners No in Room		
Mechanical Equipment Loca	tion FISH 217				Mechanical Room Clea	n No	
Filters Installed Properly	Yes	Filters Clear	n No		Inside of HVAC Unit Clea	n No	
Condensate Pan Clean	No	Cooling Coil Clea	n No				
Fresh Air Intake Location	Not access	ible		▼	Fresh Air Intake Fred	e N/A	
Pollutant Sources Near Air Intake	Not Access	ible		▼	or obstruction		
Observations							
Request the coil cleaning de identifies there is a problem may not have been changed	in the HVAC sys	tem other than	_				
Corrective Actions to be Co	ompleted by Site	Based Staff	Corre	ctive Actio	ns to be Completed by	PPO	
The floor is due for	summer cleaning	g ▼			HVAC coil - FISH 217	▼	
Wipe down North v						▼	
Thoroughly clean h						▼	
Clean dust and del	oris from ceilings	▼ ▼				▼	