

Aston A. Henry, Director
Risk Management Department

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September 16, 2013

Signature on File

TO: James McDermott, Principal
Bair Middle School

FROM: Robert Krickovich, Coordinator I, LEA
Risk Management Department

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 September 4, 2013, I conducted an assessment at **Bair 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: 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 Assessment

Bair Middle

Evaluation Date September 4, 2013

Time of Day 2:00

Outdoor Conditions Temperature 89.6

Relative Humidity 67.4

Ambient CO2 479

| | | | | | | | |
|---|---|---|--|---|---|--|---|
| Fish | Temperature | Range | Relative Humidity | Range | CO ² | Range | # Occupants |
| 190 | 73.9 | 72 - 78 | 66.9 | 30% - 60% | 691 | MAX 700 > Ambient | 1 |
| Noticeable Odor | | <input type="checkbox"/> Yes | Visible water damage / staining? | | Visible microbial growth? | | Amount of material affected |
| Ceiling | 2' X 4' Lay in | | <input type="checkbox"/> No | | <input type="checkbox"/> No | | <input style="width: 100%;" type="text"/> |
| Walls | Plaster | | <input type="checkbox"/> No | | <input type="checkbox"/> No | | <input style="width: 100%;" type="text"/> |
| Floor | 12" x 12" Vinyl | | <input type="checkbox"/> No | | <input type="checkbox"/> No | | <input style="width: 100%;" type="text"/> |
| Ceiling Clean | <input type="checkbox"/> Yes | HVAC Supply Grills Clean | | <input type="checkbox"/> Yes | HVAC Return Grills Clean | | <input type="checkbox"/> N/a |
| Walls Clean | <input type="checkbox"/> Yes | Inside of Supply Duct Clean | | <input type="checkbox"/> Yes | Inside of Return Duct Clean | | <input type="checkbox"/> N/A |
| Flooring Clean | <input type="checkbox"/> Yes | Ceiling at Supply Grills Clean | | <input type="checkbox"/> Yes | | | |
| Room Surfaces Clean | <input type="checkbox"/> Yes | | | | | | |
| Trash Removed | <input type="checkbox"/> Yes | Exhaust Fans Working | | <input type="checkbox"/> N/A | Unapproved Chemicals / Cleaners in Room | | <input type="checkbox"/> No |
| Signs of Pests | <input type="checkbox"/> No | Drain Traps Wet | | <input type="checkbox"/> No | Air Fresheners in Room | | <input type="checkbox"/> Yes |
| Room Cluttered | <input type="checkbox"/> No | Food if Stored in Room is in Sealed Containers | | <input type="checkbox"/> N/A | | | |
| Mechanical Equipment Location | FISH 192 | | | | | Mechanical Room Clean | <input type="checkbox"/> Yes |
| Filters Installed Properly | <input type="checkbox"/> No | Filters Clean | | <input type="checkbox"/> Yes | Inside of HVAC Unit Clean | | <input type="checkbox"/> Yes |
| Condensate Pan Clean | <input type="checkbox"/> Yes | Cooling Coil Clean | | <input type="checkbox"/> No | | | |
| Fresh Air Intake Location | Roof top ▼ | | | | | Fresh Air Intake Free of Obstruction | <input type="checkbox"/> Yes |
| Pollutant Sources Near Air Intake | None ▼ | | | | | | |

Observations

Slight odor in room smells like old wood - Renuzit air freshener in room - No air return in room - wood wall built between this room and 193, return grill is in 193 - 193 Used for storage including old wood shelving that has same odor I noticed in 190 - Floor machine in room with lead acid batteries and charger - 7 sinks in room all traps dry - washing machine removed and drain is open, open drains and dry traps will cause intermittent odors in rooms - Filters do not fill opening in AHU - Coil has 6" wide area of heavy dust and debris build up. Condensate drain overflowing on floor in room.

Corrective Actions to be Completed by Site Based Staff

| | |
|---|---|
| Run water in all sinks at least once a month | ▼ |
| Remove stored materials from room 193 | ▼ |
| Do not charge lead / acid batteries in school | ▼ |
| Install proper filters or install filler panels | ▼ |
| | ▼ |
| | ▼ |
| | ▼ |
| | ▼ |

Corrective Actions to be Completed by PPO

| | |
|--|---|
| Repair HVAC to reduce humidity level | ▼ |
| Repair clogged condensate drain | ▼ |
| Provide proper filters or filler panels | ▼ |
| Cap un-used washing machine drains | ▼ |
| Clean HVAC coils | ▼ |
| Install return in room 190 or remove wood wall | ▼ |
| Belt slipping on HVAC unit (screaming) | ▼ |
| | ▼ |