

managing risk with responsibility

Aston A. Henry, Director
Risk Management Department

 Telephone:
 754 321-1900

 Fax:
 754 321-1917

September 1	6, 2013 Signa	ature on File <u>For Custodial Supervisor Use Only</u>
TO:	James McDermott, Principal Bair Middle School	Custodial Issues Addressed Custodial Issues Not Addressed
FROM:	Robert Krickovich, Coordinat Risk Management Departmer	
SUBJECT:	Indoor Air Quality (IAQ) Ass	essment

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 Asses	ssment		
	Bair Middle Evaluation I	Date September 4, 2013	3 Time of Day 2	:00
Outdoor Conditions Tempera	ature 89.6 Relat	tive Humidity 67.4	Ambient CO2 47	'9
	angeRelative Humidity2 - 7858.6	Range CO 30% - 60% 138		cupants 3
Noticeable Odor	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsPlaster	No No	No		
Floor Carpet	No	No		
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 Suppl Grills Clean	y Yes		
Trash Removed Yes	Exhaust Fans Working		Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No Room Cluttered No	Drain Traps We Food if Stored in Room in Sealed Containers		Air Fresheners in Room	No
Mechanical Equipment Location	FISH 125		Mechanical Room Clean	Yes
Filters Installed Properly			Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes	S Cooling Coil Clear	n No		
Fresh Air Intake Location	Roof top	▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None	▼		
Observations				
No return in room - Filters do no	nt fill opening in AHU - Coil h	as 6" wide area of heavy	ι dust and debris build up.	

Corrective Actions to be Completed by Site Based Staff

_
▼
▼
▼
▼
▼
▼
▼
▼

Corrective Actions to be Completed by PPO

· · · · · · · · · · · · · · · · · · ·	
Provide proper filters or filler panels	▼
Clean HVAC coils	▼
Repair HVAC to reduce CO2 level	▼
	▼
	▼
	▼
	▼
	▼

	IAQ Assess	sment		
	Bair Middle Evaluation Da	ate September 4, 2013	Time of Day 2	2:00
Outdoor Conditions Tempera	ature 89.6 Relativ	ve Humidity 67.4	Ambient CO2 47	79
	angeRelative Humidity2 - 7856.930	Range CO ² 0% - 60% 1365		2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsPlasterFloorCarpet	No No No	No No		
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean Inside of Supply	Yes	HVAC Return Grills Clean Inside of Return	Yes
Flooring Clean Yes	Duct Clean	Yes	Inside of Return Duct Clean	Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes		
Trash Removed Yes	Exhaust Fans Working	N/A	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		Air Fresheners in Room	No
Mechanical Equipment Location	FISH 125		Mechanical Room Clean	Yes
Filters Installed Properly	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes	s Cooling Coil Clean	No		
Fresh Air Intake Location Pollutant Sources Near Air	Roof top	v	Fresh Air Intake Free of Obstruction	Yes
Intake	None	▼		
Observations Filters do not fill opening in AHI	U - Coil has 6" wide area of he	avy dust and debris buil	ld un	
			<u>u up.</u>	

Corrective Actions to be Completed by Site Based Staff

Install proper filters or install filler panels	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Provide proper filters or filler panels	▼
Clean HVAC coils	▼
Repair HVAC to reduce CO2 level	▼
	▼
	▼
	▼
	▼
	▼

	IA	Q Assessment			
	Bair Middle E	valuation Date Se	ptember 4, 2013	Time of Day	2:00
Outdoor Conditions Tem	perature 89.6	Relative Humic	dity 67.4	Ambient CO2	479
FishTemperature19073.9	RangeRelative H72 - 7866.9		co ² 691	Range # MAX 700 > Ambient	Occupants
Noticeable OdorYesCeiling2' X 4' Lay inWallsPlasterFloor12" x 12" Vinyl	Visible water stainir No No	uuniuge /	ible microbial growth? No No No	Amount of material affecte	d
Ceiling CleanYesWalls CleanYesFlooring CleanYesRoom Surfaces CleanYes	Grills Inside Duct (e of Supply Clean Yes g at Supply	- 	HVAC Return Grills Clean Inside of Return Duct Clean	N/a N/A
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fa Drair Food if Stored in Sealed Con	n Traps Wet No		Unapproved Chemical Cleaners in Room Air Fresheners in Room	s / No Yes
Mechanical Equipment Locat Filters Installed Properly [Condensate Pan Clean	No Fi	Iters Clean Yes Coil Clean No		Mechanical Room Clea	
Fresh Air Intake Location Pollutant Sources Near Air Intake	Roof top None		▼	Fresh Air Intake Fre of Obstruction	e Yes

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)	▼
·	▼