

managing risk with responsibility

Aston A. Henry, Supervisor Telephone: Risk Management Department Fax:

April 12, 2012

Signature on File

TO: Ian Murray, Principal

Coral Springs Middle School

FROM: Robert Krickovich, Coordinator I, LEA

Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only						
	Custodial Issues Addressed					
	Custodial Issues Not Addressed					
-						

754 321-1900

754 321-1917

On March 1, 2012, I conducted an assessment at **Coral Springs 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

RK/tc Enc.

IAQ Assessment

Coral	Springs Middle Ev	aluation Date Ma	arch 1, 2012	Time of Day	2:20
Outdoor Conditions Temp	perature 85.9	Relative Humidi	ty 53.9	Ambient CO2 4	87
Fish Temperature 141 75.3	Range Relative Hu 72 - 78 50.5	umidity Range 30% - 60%	CO ² 1810	Range # O MAX 700 > Ambient	ccupants 29
Noticeable Odor No	Visible water of staining	aamago,	le microbial rowth?	Amount of material affected	
Ceiling 2' X 4' Lay in Walls Plaster	No No	[No No		
Floor 12" x 12" Vinyl	No		No		
Ceiling Clean Yes Walls Clean Yes	HVAC S Grills C			HVAC Return Grills Clean	Yes
Flooring Clean Yes	Inside o Duct C	of Supply lean		Inside of Return Duct Clean	Yes
Room Surfaces Yes Clean	Ceiling Grills C	at Supply Clean Yes			
Trash Removed Yes	Exhaust Fan	s Working N/A		Unapproved Chemicals / Cleaners in Room	No
Signs of Pests Yes Room Cluttered No	Drain Food if Stored in Sealed Cont	I NI/A I		Air Fresheners in Room	No
Mechanical Equipment Location		Mechanical Room Clean	Yes		
Filters Installed Properly Yes Filters Clean Yes			1	nside of HVAC Unit Clean	Yes
Condensate Pan Clean	Yes Cooling	Coil Clean Yes			
Fresh Air Intake Location Pollutant Sources Near Air Intake	Roof top Student Drop Off D	Orive	▼	Fresh Air Intake Free of Obstruction	Yes
Observations					
Site based staff advised dust	in the room is excessi	ve and lizard and m	ouse dropping	s are prevalent on the w	all by the
exterior door. The exterior do advised to try to reduce the u		-	•	-	as
Work order EQ02341 generate	ed 3-21-12				
Corrective Actions to be Cor				s to be Completed by Pl	
Reduce use of exterior do lizards and other insects an	•	 	Kepair HVAC	to reduce CO2 levels	▼
nzarus anu otner msects al	ia to neip control aust	+			- ▼
		▼			▼