

Aston A. Henry, Supervisor
Risk Management Department

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March 11, 2013

Signature on File

TO: Francine Baugh, Principal
Deerfield Beach Middle School

FROM: Richard Rosa, Project Manager
Facilities & Construction

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 March 6, 2013, I conducted an assessment at **Deerfield Beach 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: Directors, School Performance & Accountability
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, Supervisor, Risk Management
Sonja Coley, Senior Project Manager, Facilities & Construction
Broward Teachers Union
Federation of Public Employees

RR/tc
Enc.

IAQ Assessment

Deerfield Beach Middle

Evaluation Date March 6, 2013

Time of Day 12:15

Outdoor Conditions Temperature 79.7

Relative Humidity 49.3

Ambient CO2 421

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
854	76.6	72 - 78	65	30% - 60%	3211	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' x 4'		Yes		No		8 ceiling tiles
Walls	Drywall		Yes		No		< 1 sq ft
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean		No	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean	
Walls Clean		No	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean	
Flooring Clean		No	Ceiling at Supply Grills Clean		No		
Room Surfaces Clean		No					
Trash Removed		Yes	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room	
Signs of Pests		No	Drain Traps Wet		N/A	Air Fresheners in Room	
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			Bard like HVAC system in classroom			Mechanical Room Clean	
Filters Installed Properly		N/A	Filters Clean		N/A	Inside of HVAC Unit Clean	
Condensate Pan Clean		N/A	Cooling Coil Clean		N/A		
Fresh Air Intake Location			Behind Bard unit/Exterior wall ▼			Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake			No ▼			Yes	

Observations

The HVAC system was not running at time of assessment, instructor states the HVAC unit has not been running for at least two weeks. The unit's electrical disconnect has a lock out tag. The humidstat is set at 80% behind the return air grill. The damaged wall is located under the glass block and the window sill also has water damage. I recommend that a roofer evaluate the water integrity of the roof.

Corrective Actions to be Completed by Site Based Staff

Replace stained ceiling tiles after roof repairs	▼
Thoroughly clean and sanitize flooring	▼
Clean dust buildup on surfaces and window blinds	▼
Clean ceilings around HVAC supply grills	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Repair HVAC to reduce CO2 level	▼
Remove/replace interior water damaged walls	▼
Evaluate and repair cause of stained ceiling tiles	▼
	▼
	▼
	▼
	▼