

Aston A. Henry, Director
Risk Management Department

Telephone: 754 321-1900
Fax: 754 321-1917

March 19, 2015 Signature on File

TO: Francine Baugh, Principal
 Deerfield Beach Middle

FROM: Daniel Meyer, Project Manager
 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 March 18, 2015, 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 754-321-1900.

cc: Shelley Meloni, Executive Director, 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

DM/jj
Enc.

IAQ Assessment

Deerfield Beach Middle

Evaluation Date March 18, 2015

Time of Day 9:30 AM

Outdoor Conditions Temperature 72.8

Relative Humidity 85.1

Ambient CO2 426

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
709	74.4	72 - 78	58.7	30% - 60%	1154	MAX 700 > Ambient	24
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 2' Lay in		No		No		
Walls	Plaster		No		No		
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean	Yes	HVAC Supply Grills Clean		No	HVAC Return Grills Clean		No
Walls Clean	Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		Yes
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		No
Signs of Pests	No	Drain Traps Wet		N/A	Air Fresheners in Room		No
Room Cluttered	No	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location	FISH #722					Mechanical Room Clean	Yes
Filters Installed Properly	Yes	Filters Clean		No	Inside of HVAC Unit Clean		No
Condensate Pan Clean	Yes	Cooling Coil Clean		No			
Fresh Air Intake Location	Over top of exterior mechanical room door ▼					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No ▼						

Observations

Water damaged wall under the windows not wet at the time of inspection. Baseboard peeling off wall. Excessive dust build up on elevated surfaces. Both supply and return grills are dirty and need to be cleaned. Tiles around supply grills should be replaced. Filters need to be changed and the A/C unit coil should be cleaned.

Corrective Actions to be Completed by Site Based Staff

Clean dust from ceiling tiles or replace	▼
Thoroughly clean and sanitize flooring	▼
Thoroughly clean classroom	▼
Remove and replace A/C filters	▼
Clean HVAC supply and return grills with Wexcide	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Clean the HVAC coil	▼
Evaluate water damage under window	▼
Evaluate cause of peeling baseboard	▼
	▼
	▼
	▼
	▼

IAQ Assessment

Deerfield Beach Middle

Evaluation Date

Time of Day

Outdoor Conditions Temperature

Relative Humidity

Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
<input type="text" value="855"/>	<input type="text" value="73.4"/>	<input type="text" value="72 - 78"/>	<input type="text" value="77.8"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="1120"/>	<input type="text" value="MAX 700 > Ambient"/>	<input type="text" value="20"/>	
Noticeable Odor		<input type="text" value="No"/>	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	<input type="text" value="2' X 4' Lay in"/>		<input type="text" value="Yes"/>		<input type="text" value="No"/>		<input type="text" value="2 tiles"/>	
Walls	<input type="text" value="Plaster"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>	
Floor	<input 12"="" type="text" value="12" vinyl"="" x=""/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>	
Ceiling Clean		<input type="text" value="Yes"/>	HVAC Supply Grills Clean		<input type="text" value="No"/>	HVAC Return Grills Clean		<input type="text" value="No"/>
Walls Clean		<input type="text" value="Yes"/>	Inside of Supply Duct Clean		<input type="text" value="Yes"/>	Inside of Return Duct Clean		<input type="text" value="Yes"/>
Flooring Clean		<input type="text" value="Yes"/>	Ceiling at Supply Grills Clean		<input type="text" value="No"/>			
Room Surfaces Clean		<input type="text" value="No"/>						
Trash Removed		<input type="text" value="Yes"/>	Exhaust Fans Working		<input type="text" value="N/A"/>	Unapproved Chemicals / Cleaners in Room		<input type="text" value="No"/>
Signs of Pests		<input type="text" value="No"/>	Drain Traps Wet		<input type="text" value="N/A"/>	Air Fresheners in Room		<input type="text" value="No"/>
Room Cluttered		<input type="text" value="No"/>	Food if Stored in Room is in Sealed Containers		<input type="text" value="N/A"/>			
Mechanical Equipment Location			<input type="text" value="Bard like HVAC system in classroom"/>			Mechanical Room Clean		<input type="text" value="N/A"/>
Filters Installed Properly		<input type="text" value="Yes"/>	Filters Clean		<input type="text" value="No"/>	Inside of HVAC Unit Clean		<input type="text" value="Yes"/>
Condensate Pan Clean		<input type="text" value="Yes"/>	Cooling Coil Clean		<input type="text" value="No"/>			
Fresh Air Intake Location			<input type="text" value="Back of unit"/>			Fresh Air Intake Free of Obstruction		<input type="text" value="Yes"/>
Pollutant Sources Near Air Intake			<input type="text" value="No"/>					

Observations

Inside wooden cabinet has water stains. 2 ceiling tiles have water stains. Dirty return and supply grills. exterior of wood cabinet needs to be wiped with wexcide.

Corrective Actions to be Completed by Site Based Staff

Replace filters	▼
Clean HVAC supply and return grills with Wexcide	▼
Clean dust and debris from ceilings	▼
Wipe down exterior of cabinet with wexcide	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to Reduce Humidity Levels	▼
Repair Cause of Stained Ceiling Tiles	▼
Repair Cause of water Stained bookcase	▼
	▼
	▼
	▼
	▼