

Aston A. Henry, Supervisor
Risk Management Department

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

August 27, 2010

Signature on File

TO: Mr. Mark Kaplan, Principal
Falcon Cove Middle School

FROM: Aston A. Henry, Supervisor
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 208 and 209

For Custodial Supervisor Use Only	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed

On August 19, 2010 I conducted an assessment of FISH 208 and 209 at **Falcon Cove Middle School**. This evaluation included observations of the flooring system, ceiling tiles, false ceiling plenum, environmental surfaces, interior and exterior walls, and the accessible ventilation equipment. Additionally, environmental parameter measurements were taken to include temperature, relative humidity, and carbon dioxide. The detailed findings, along with the recommended corrective action can be found on the attached IAQ Assessment Worksheets.

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 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 me at 754-321-1900.

cc: Dr. Leontine Butler, Area Superintendent
Jan Beal, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Mark Dorsett, Acting Director, Physical Plant Operations Division, Maintenance
Charles Ricks, Project Manager, Facilities and Construction Management
Ralph Eckhardt, Broward Teachers Union
Roy Jarrett, Federation of Public Employees
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

AH/tc
Enc.

IAQ Assessment

Location Number 3622

Falcon Cove Middle School

Evaluation Requested August 16, 2010

Time of Day

Evaluation Date August 19, 2010

Outdoor Conditions Temperature 95.6 Relative Humidity 55.8 Ambient CO2 385

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
208	73	72 - 78	63.8	30% - 60%	923	Max 700 > Ambient	4
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Wall Type		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Flooring		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

Observations

Findings
 - Humidity level was elevated at the time of the assessment

Site Based Maintenance:
 - Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

Physical Plant Operations:
 - Evaluate HVAC system for proper operation and repair as appropriate to lower humidity level

NOTE: Work order EQ01434 generated to address FISH 207, 208, 209, 210, 212 and 216

IAQ Assessment

Location Number 3622

Falcon Cove Middle School

Evaluation Requested August 16, 2010

Time of Day

Evaluation Date August 19, 2010

Outdoor Conditions Temperature 95.6 Relative Humidity 55.8 Ambient CO2 385

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
209	72	72 - 78	65.7	30% - 60%	1014	Max 700 > Ambient	4
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		No		No		None	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

Observations

Findings
 - Humidity level was elevated at the time of the assessment
 - Also elevated in FISH 207, 210, 212 and 216

Site Based Maintenance:
 - Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

Physical Plant Operations:
 - Evaluate HVAC system for proper operation and repair as appropriate to lower humidity level

NOTE: Work order EQ01434 generated to address FISH 207, 208, 209, 210, 212 and 216