

managing risk with responsibility

Telephone:

Fax:

Aston A. Henry, Supervisor Risk Management Department

June 27, 2012

Signature on File

TO: Mark Kaplan, Principal

Falcon Cove Middle School

FROM: Richard Rosa, Project Manager

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 June 19, 2012, I conducted an assessment at **Falcon Cove 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

Broward Teachers Union

Federation of Public Employees

RR/tc Enc.

IAQ Assessment

	Falcon Cove M	iddle Eva l	luation Date	June 1	19, 2012	Time of Day	10:15		
Outdoor Conditions	Temperature	83.1	Relative	Humidity [68.2	Ambient CO2	402		
Fish Temper G2.		Relative Hun 53.8	 i	Range % - 60%	CO		Occupants		
Noticeable Odor	No	Visible water da		Visible m grow		Amount of material affected			
Ceiling 2' x		Yes		No	=	4 ceiling tiles <2 s	q ft		
Walls Tack B	Board	No		No					
Floor 12" x 12"	" Vinyl	No		No					
	No Yes	HVAC Su Grills Cle		Yes		HVAC Return Grills Clean	Yes		
	No	Inside of Duct Cle		Yes		Inside of Return Duct Clean	Yes		
Room Surfaces Clean	No	Ceiling a Grills Cle	at Supply ean	Yes					
Trash Removed	Yes	Exhaust Fans	Working	N/A		Unapproved Chemicals Cleaners in Room	/ No		
Signs of Pests	No	Drain T	raps Wet	N/A					
Room Cluttered		Food if Stored in Sealed Contai		N/A		Air Fresheners in Room	No		
Mechanical Equipment Location Window unit Mechanical Room									
Filters Installed Proper	ly Yes	Filte	rs Clean	Yes		Inside of HVAC Unit Clean	N/A		
Condensate Pan Cle	ean N/A	Cooling Co	oil Clean	Yes					
Fresh Air Intake Location	de classroom			▼	Fresh Air Intake Free of Obstruction	No			
Pollutant Sources Near Air Intake				▼					
Observations									
The temperature is too level.	o cold,l adjusted	the thermostat	from 62 d	egrees to 72	2 degrees	which will also lower the	e humidity		
I believe the ceiling st						cold air blowing on light	fixture,		
ceiling stains are adjacent to light fixture and within two feet of Air Conditioner.									
Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO									
The floor is due for summer cleaning Replace stained ceiling tiles after repairs				Evaluate a	ınd repair	cause of stained ceiling			
<u> </u>		+ +				▼			
Thoroughly Ci	lean horizontal su	uiiaues	╁┤						