

Aston A. Henry, Supervisor
Risk Management Department

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August 24, 2012

Signature on File

TO: Mark Kaplan, Principal
Falcon Cove Middle School

FROM: Richard Rosa, Project Manager
Facilities Design and 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 August 14, 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: Directors, School Performance & Accountability
Shelley Meloni, Executive Director, Facilities Design and 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 Design and Construction
Broward Teachers Union
Federation of Public Employees

RR/tc
Enc.

IAQ Assessment

Falcon Cove Middle

Evaluation Date August 14, 2012

Time of Day 1000

Outdoor Conditions Temperature 83.8

Relative Humidity 94.2

Ambient CO2 477

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
P-33N	73.5	72 - 78	50	30% - 60%	523	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	Drywall		Yes		Yes		16 sq ft
Walls	Homasote		Yes		No		< 2 sq ft
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean		No	HVAC Supply Grills Clean		No	HVAC Return Grills Clean	
Walls Clean		No	Inside of Supply Duct Clean		N/A	Inside of Return Duct Clean	
Flooring Clean		Yes	Ceiling at Supply Grills Clean		N/a		
Room Surfaces Clean		Yes					
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			Window unit			Mechanical Room Clean	
Filters Installed Properly		Yes	Filters Clean		No	Inside of HVAC Unit Clean	
Condensate Pan Clean		N/A	Cooling Coil Clean		Yes		
Fresh Air Intake Location			Inside classroom ▼			Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake			No ▼				

Observations

Portable 33n (# 7) Evaluate water intrusion around windows. Homosote is wet under and between every window, (10 windows). Remove marker boards and evaluate wall system for water damage. South exterior wall T-111 siding is wet. Entire interior south wall is wet. North interior wall has water damage under the HVAC window unit. Remove the tack board and evaluate wall system. Wipe down ceiling in front of HVAC window unit, if wiping with wexcide does not clean, maintenance will need to be notified for repair/replacement. Supply and return grills are on the window unit.

Corrective Actions to be Completed by Site Based Staff

Wipe ceiling stain w/wexcide and monitor	▼
Clean HVAC Return Grill with Wexcide	▼
Clean Supply Grills with Wexcide	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of elevated moisture	▼
content in walls and markerboard, in exterior T-1-11	▼
on South side of unit.	▼
Remove and replace material as necessary	▼
Caulk and seal all windows	▼
Evaluate/ and repair ceiling in front of A/C unit	▼
	▼
work order EQ07381 generated 8-15-12	▼