

Aston A. Henry, Director
Risk Management Department

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May 13, 2014

Signature on File

TO: Mark Kaplan, Principal
Falcon Cove Middle School

FROM: Richard Rosa, 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 May 12, 2014, 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: 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, Director, Risk Management
Sonja Coley, Senior Project Manager, Facilities & Construction
Broward Teachers Union
Federation of Public Employees

RR/tc
Enc.

IAQ Assessment

Falcon Cove Middle

Evaluation Date May 12, 2014

Time of Day 12:00

Outdoor Conditions Temperature 89.0

Relative Humidity 50.9

Ambient CO2 432

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
P-57N	73.7	72 - 78	42.3	30% - 60%	675	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	Homasote		Yes		Yes		10 sq ft / < 2 sq ft
Walls	Homasote / Tackboard		Yes		Yes		100 sq ft / < 1 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		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			Window unit			Mechanical Room Clean	
Filters Installed Properly		Yes	Filters Clean		Yes	Inside of HVAC Unit Clean	
Condensate Pan Clean		N/A	Cooling Coil Clean		No		
Fresh Air Intake Location			Window unit ▼			Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake			No ▼			Yes	

Observations

The ceiling has 10 sq ft of water damage and less than 2 sq ft of microbial growth. The South wall has 100 sq ft of water damage and less than 1 sq ft of microbial growth. Remove bulletin tack boards and book shelves to evaluate extent of water damaged wall material. Re caulk interior homasote wall dividers and repaint walls. Evaluate exterior window caulk and re-caulk.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean horizontal surfaces	▼
Vacuum/wexcide window unit grills	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Remove/replace interior water damaged walls	▼
Remove/replace interior water damaged ceiling	▼
Clean both window unit coils	▼
Evaluate exterior caulking around windows	▼
Evaluate cause of peeling paint by windows	▼
Evaluate the South exterior wall siding and repair	▼
Evaluate scraping and painting interior walls	▼
See observations for additional information	▼