

Aston A. Henry, Director
Risk Management Department

Telephone: 754 321-1900
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September 8, 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
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On September 3, 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, 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

RR/tc
Enc.

IAQ Assessment

Falcon Cove Middle

Evaluation Date September 3, 2014

Time of Day 11:30

Outdoor Conditions Temperature 85.2

Relative Humidity 74.1

Ambient CO2 438

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
P-57N	73.2	72 - 78	37.3	30% - 60%	1622	MAX 700 > Ambient	25	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	Homasote		Yes		No		12 sq ft	
Walls	Homasote		Yes		No		5 sq ft	
Floor	12" x 12" Vinyl		Yes		No		640 sq ft	
Ceiling Clean		No	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		Yes
Walls Clean		No	Inside of Supply Duct Clean		N/A	Inside of Return Duct Clean		N/A
Flooring Clean		No	Ceiling at Supply Grills Clean		Yes			
Room Surfaces Clean		Yes						
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			Window units			Mechanical Room Clean		N/A
Filters Installed Properly		Yes	Filters Clean		Yes	Inside of HVAC Unit Clean		N/A
Condensate Pan Clean		N/A	Cooling Coil Clean		N/A			
Fresh Air Intake Location			Window unit ▼			Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake			No ▼					

Observations

school # for portable is 31
 The 2nd homasote wall panel to the right of the South window HVAC unit is wet. The homasote ceiling panel above the South window is wet. The flooring is buckled and the wood underneath the floor tile is wet per moisture meter. I adjusted the fresh air damper on the South unit. Check HVAC for normal operation

Corrective Actions to be Completed by Site Based Staff

	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce CO2 levels	▼
Evaluate and repair cause of wet flooring	▼
repair/replace flooring as necessary	▼
Evaluate and repair cause of water damage	▼
to ceiling material	▼
Repair/replace ceiling material as necessary	▼
	▼
	▼
See observations for additional information	▼