

Aston A. Henry, Supervisor
Risk Management Department

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October 25, 2012

Signature on File

TO: Frank Zagari, Principal
Indian Ridge 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 October 23, 2012, I conducted an assessment at **Indian Ridge 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

Indian Ridge Middle

Evaluation Date October 23, 2012

Time of Day 12:45

Outdoor Conditions Temperature 82.2

Relative Humidity 61.3

Ambient CO2 441

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
P-393QP	69.6	72 - 78	54.9	30% - 60%	449	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' x 4'		Yes		No		< 1 sq ft
Walls	Homasote		Yes		No		80 sq ft
Floor	12" x 12" Vinyl		No		No		

Ceiling Clean	No	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	No
Walls Clean	No	Inside of Supply Duct Clean	No	Inside of Return Duct Clean	No
Flooring Clean	Yes	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 unit			Mechanical Room Clean	N/A
Filters Installed Properly	Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	No
Condensate Pan Clean	N/A	Cooling Coil Clean	No		

Fresh Air Intake Location	Window unit ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	Grass and landscape ▼		

Observations

There are 2 ceiling stains in front of the West window unit air conditioner that is due to condensation forming on the metal light fixture and dripping on the ceiling. The school staff will set the thermostat and change the stained tiles and monitor. Replace the homasote under the Southeast window, 2 wall panels under the East window unit and one wall panel that is visibly buckling on the West wall, located 3 wall panels from the West window unit. Evaluate the cause of the water intrusion, there is vinyl siding on this portable, check the roof on the West side of portable. East window unit has a W/O for replacement. Clean West coil, and check for proper condensation drain operation.

Corrective Actions to be Completed by Site Based Staff

Set the thermostat to SBBC limits 72-78	▼
Replace stained ceiling tiles	▼
	▼
Vacuum/wexcide window unit grills	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of water damage	▼
Remove and replace wall material as necessary	▼
Clean HVAC coil	▼
	▼
	▼
See observations for additional info	▼
	▼
	▼