

managing risk with responsibility

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October 25,	2012 Signature of	on File For Custodial Supervisor Use Only
TO:	Frank Zagari, Principal Indian Ridge Middle School	Custodial Issues Addressed Custodial Issues Not Addressed
FROM:	Richard Rosa, Project Manager Facilities Design and Construction	
SUBJECT:	Indoor Air Quality (IAQ) Assessme	nt

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 Assessr	ment		
Indian Ridge I	Middle Evaluation Dat	te October 23, 2012	Time of Day 1	1:15
Outdoor Conditions Temperature	82.2 Relative	e Humidity 61.3	Ambient CO2 4	41
Fish Temperature Range 110 75.9 72 - 78		Range CO ² % - 60% 781		cupants
Noticeable OdorNoCeiling2' x 4'WallsDrywall	Visible water damage / staining? No No	Visible microbial growth? No	Amount of material affected	
Floor 12" x 12" Vinyl	No	No		
Ceiling Clean Yes Walls Clean Yes Flooring Clean Yes Room Surfaces Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply	No Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes
Clean Trash Removed Yes	Grills Clean	Yes N/A	Unapproved Chemicals /	
Signs of Pests No Room Cluttered No	Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A	Air Fresheners in Room	No
	H 121		Mechanical Room Clean	Yes
Filters Installed Properly Yes Condensate Pan Clean Yes	Filters Clean Cooling Coil Clean	Yes	Inside of HVAC Unit Clean	Yes
Pollutant Sources Near Air No	of top	▼	Fresh Air Intake Free of Obstruction	Yes
Observations There was a roof leak two weeks ago apparent ceiling stain at the time of th		e ceiling tile has beer) changed and there is no	

Corrective Actions to be Completed by Site Based Staff

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Corrective Actions to be Completed by PPO

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	IAQ Assessr	nent		
Indian R	idge Middle Evaluation Dat	e October 23, 2012	Time of Day 1	2:00
Outdoor Conditions Tempera	ature 82.2 Relative	Humidity 61.3	Ambient CO2 4	41
		Range CO % - 60% 503		ccupants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in	No	No		
Walls Drywall	Yes	Yes	< 1 sq ft	
Floor 12" x 12" Vinyl	No	No		
Ceiling CleanYesWalls CleanNoFlooring CleanYes	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Inside of Return Duct Clean	No Yes
Room Surfaces No Clean	Ceiling at Supply Grills Clean	Yes		
Trash Removed Yes	Exhaust Fans Working Drain Traps Wet	N/A	Unapproved Chemicals / Cleaners in Room	No
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location	Bard like HVAC system in clas	ssroom	Mechanical Room Clean	N/A
Filters Installed Properly N/A	Filters Clean	N/A	Inside of HVAC Unit Clean	N/A
Condensate Pan Clean N/A	Cooling Coil Clean	N/A		
Fresh Air Intake Location	Behind Bard unit/Exterior wal	I V	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	Grass and landscape	▼		
Observations				
I advised the HFSP to remove th be aware that there may be micro				

Corrective Actions to be Completed by Site Based Staff

Clean cobwebs from low corners	▼
Thoroughly clean elevated surfaces	▼
Wipe down wall stain and monitor	▼
Remove cork board and discard	▼
Vacuum return grill	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
	▼
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	L	AQ Assessme	ent		
Ind	lian Ridge Middle	Evaluation Date	October 23, 2012	Time of Day	12:45
Outdoor Conditions Ter	mperature 82.2	Relative H	umidity 61.3	Ambient CO2	441
FishTemperatureP-393QP69.6	· · · · · · · · · · · · · · · · · · ·	Humidity Ra 9.9 30% -	nge CO ² • 60% 449		occupants
Noticeable OdorNoCeiling2' x 4'WallsHomasoteFloor12" x 12" Vinyl	stain	s S	Visible microbial growth? No No No	Amount of material affected < 1 sq ft 80 sq ft	
Ceiling CleanNoWalls CleanNoFlooring CleanYesRoom Surfaces CleanYes	Grill Insid Duc Ceili	C Supply s Clean [de of Supply t Clean [ing at Supply s Clean [No Yes	HVAC Return Grills Clean Inside of Return Duct Clean	No
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Dra	ans Working [ain Traps Wet [ed in Room is ontainers	N/A N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No
Mechanical Equipment Loca Filters Installed Properly Condensate Pan Clean	Yes	Filters Clean [ng Coil Clean [Yes No	Mechanical Room Clean Inside of HVAC Unit Clean	N/A No
Fresh Air Intake Location Pollutant Sources Near Air Intake	Window unit Grass and lands	scape	▼	Fresh Air Intake Free of Obstruction	Yes

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	•
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	•
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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	▼
	▼
	▼