

Aston A. Henry, Supervisor
Risk Management Department

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September 11, 2012

Signature on File

TO: Earnest Toliver, Principal
Margate Middle School

FROM: Robert Krickovich, Coordinator I, LEA
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 September 5, 2012, I conducted an assessment at **Margate 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

RK/tc
Enc.

IAQ Assessment

Margate Middle

Evaluation Date September 5, 2012

Time of Day 12:30

Outdoor Conditions Temperature 89.2

Relative Humidity 67.7

Ambient CO2 492

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
224	72.8	72 - 78	50.7	30% - 60%	1437	MAX 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No			
Ceiling	2' X 4' Lay in		No	No			
Walls	Plaster		Yes	No	5 sq ft Over wall cabinets		
Floor	12" x 12" Vinyl		No	No			

Ceiling Clean	Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
Walls Clean	Yes	Inside of Supply Duct Clean	Yes	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	Yes	Air Fresheners in Room	No
Room Cluttered	No	Food if Stored in Room is in Sealed Containers	N/A		

Mechanical Equipment Location	FISH 226	Mechanical Room Clean	No
Filters Installed Properly	Yes	Filters Clean	Yes
Condensate Pan Clean	Yes	Cooling Coil Clean	No
		Inside of HVAC Unit Clean	No

Fresh Air Intake Location	 ▼	Fresh Air Intake Free of Obstruction	<input type="checkbox"/>
Pollutant Sources Near Air Intake	 ▼		

Observations

Complaint of stuffiness - water blistered paint on wall above wall cabinets - Inside of all cabinets have heavy dust / debris - inside of return duct has heavy dust build-up - CO2 levels slightly elevated.

Mechanical Room 226 - Inside of mechanical room dirty - walls water damaged - floor drain (condensate) has standing water - Coils dirty

Corrective Actions to be Completed by Site Based Staff

Clean inside of all cabinets	▼
Thoroughly clean all surfaces	▼
Clean dust and debris inside of mechanical room	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair cause of water damaged walls in 226	▼
Repair water damage above cabinets in 224	▼
Remove and replace wall material as necessary	▼
Repair clogged floor drain	▼
Clean inside of HVAC unit	▼
Repair HVAC to reduce CO2 levels	▼
	▼
	▼