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Risk Management Department

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January 22, 2013

Signature on File

TO: Horace Hamm, Principal
McNicol 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 January 9, 2013, I conducted an assessment at **McNicol 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

McNicol Middle

Evaluation Date January 9, 2013

Time of Day 9:30

Outdoor Conditions Temperature 78.4

Relative Humidity 79.3

Ambient CO2 439

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
100	73.5	72 - 78	58.9	30% - 60%	546	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' x 4'		No		No		
Walls	Plaster		Yes		No		< 6 sq ft
Floor	Carpet		No		No		
Ceiling Clean		Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean Yes	
Walls Clean		No	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean N/A	
Flooring Clean		Yes	Ceiling at Supply Grills Clean		Yes		
Room Surfaces Clean		Yes					
Trash Removed		N/A	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			FISH 129A			Mechanical Room Clean No	
Filters Installed Properly		No	Filters Clean		No	Inside of HVAC Unit Clean No	
Condensate Pan Clean		No	Cooling Coil Clean		No		
Fresh Air Intake Location			Thru exterior wall ▼			Fresh Air Intake Free of Obstruction Yes	
Pollutant Sources Near Air Intake			Parking Lot ▼				

Observations

Inside the HVAC system in F-129A there is microbial growth on all the insulation. Clean the entire inside of the HVAC system. There is a plumbing pipe above the drop ceiling that runs down the wall and there is a sink/cabinet in the room (f-104) behind the wet wall. The custodian and on-site staff state there are no means of controlling the temperature in the building. They manually turn on and off the air handler throughout the day. This facility is a leased building from the SBBC.

Corrective Actions to be Completed by Site Based Staff

Clean surfaces in mechanical room	▼
Filters to be replaced and dated properly	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of water damage	▼
Clean the HVAC coil	▼
Remove insulation inside HVAC system, microbial	▼
Inside the HVAC unit there is visible microbial growth	▼
Evaluate no HVAC temperature control	▼
	▼
See observations for additional information	▼
	▼

IAQ Assessment

McNicol Middle

Evaluation Date January 9, 2013

Time of Day 10:00

Outdoor Conditions Temperature 78.4

Relative Humidity 79.3

Ambient CO2 439

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
104	74.3	72 - 78	59.1	30% - 60%	577	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' x 4'		No		No		
Walls	Plaster		Yes		No		< 3 sq ft
Floor	12" x 12" Vinyl		No		No		

Ceiling Clean	Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	No
Walls Clean	No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	N/A
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	No		

Mechanical Equipment Location	FISH 129A		Mechanical Room Clean	No	
Filters Installed Properly	No	Filters Clean	No	Inside of HVAC Unit Clean	No
Condensate Pan Clean	No	Cooling Coil Clean	No		

Fresh Air Intake Location	Thru exterior wall ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	Parking Lot ▼		

Observations

Inside the HVAC system in F-129A there is microbial growth on all the insulation. Clean the entire inside of the HVAC system. There is a plumbing pipe above the drop ceiling that runs down the wall and there is a sink/cabinet in the room (f-104) behind the wet wall. The custodian and on-site staff state there are no means of controlling the temperature in the building. They manually turn on and off the air handler throughout the day. Remove the cabinetry to evaluate the water damage, water damaged wall board is adjacent to the cabinetry along the baseboard. F-104 is the staff's break room. This facility is a leased building from the SBBC.

Corrective Actions to be Completed by Site Based Staff

Clean surfaces in mechanical room	▼
Filters to be replaced and dated properly	▼
Vacuum/wipe return grill	▼
Store food in plastic containers	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of water damage	▼
Clean the HVAC coil	▼
Remove insulation inside HVAC system, microbial	▼
Inside the HVAC unit there is visible microbial growth	▼
Evaluate no HVAC temperature control	▼
	▼
See observations for additional information	▼
	▼

IAQ Assessment

McNicol Middle

Evaluation Date January 9, 2013

Time of Day 12:00

Outdoor Conditions Temperature 78.4

Relative Humidity 79.3

Ambient CO2 439

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
112	73.4	72 - 78	64.5	30% - 60%	814	MAX 700 > Ambient	
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		2' x 4'		Plaster		Carpet	
No		No		No		 	
Yes		Yes		No		< 1sq ft	
No		No		No		 	

Ceiling Clean	Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
Walls Clean	No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
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	FISH 118	Mechanical Room Clean	Yes
Filters Installed Properly	No	Filters Clean	No
Condensate Pan Clean	No	Cooling Coil Clean	No
		Inside of HVAC Unit Clean	No

Fresh Air Intake Location	Roof top	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No		

Observations

The HVAC unit was off at time of assessment. The custodian and on-site staff state there are no means of controlling the temperature in the building. They manually turn on and off the air handler throughout the day. Water damage is located on the window sill. This facility is a leased building from the SBBC.

Corrective Actions to be Completed by Site Based Staff

	▼
Filters to be replaced and dated properly	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Clean the HVAC coil	▼
Evaluate no HVAC temperature control	▼
Evaluate and repair cause of water damage	▼
Replace wall material as necessary	▼
	▼
	▼
	▼

IAQ Assessment

McNicol Middle

Evaluation Date January 9, 2013

Time of Day 12:30

Outdoor Conditions Temperature 78.4

Relative Humidity 79.3

Ambient CO2 439

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
113	73.4	72 - 78	60.8	30% - 60%	644	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' x 4'		No		No		
Walls	Plaster		Yes		No	< 1sq ft	
Floor	Carpet		No		No		
Ceiling Clean		Yes	HVAC Supply Grills Clean		No	HVAC Return Grills Clean Yes	
Walls Clean		No	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean Yes	
Flooring Clean		Yes	Ceiling at Supply Grills Clean		Yes		
Room Surfaces Clean		No					
Trash Removed		Yes	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room No	
Signs of Pests		Yes	Drain Traps Wet		N/A	Air Fresheners in Room No	
Room Cluttered		Yes	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			FISH 118			Mechanical Room Clean Yes	
Filters Installed Properly		No	Filters Clean		No	Inside of HVAC Unit Clean No	
Condensate Pan Clean		No	Cooling Coil Clean		No		
Fresh Air Intake Location			Roof top ▼			Fresh Air Intake Free of Obstruction Yes	
Pollutant Sources Near Air Intake			No ▼				

Observations

The HVAC unit was off at time of assessment. The custodian and on-site staff state there are no means of controlling the temperature in the building. They manually turn on and off the air handler throughout the day. Water damage is located on the window sill. Termite droppings are visible on the window sill. This facility is a leased building from the SBBC.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean elevated surfaces	▼
Filters to be replaced and dated properly	▼
Clean HVAC supply grills with Wexcide	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Clean the HVAC coil	▼
Generate work order for pest control	▼
Evaluate no HVAC temperature control	▼
Evaluate and repair cause of water damage	▼
Replace wall material as necessary	▼
	▼
	▼

IAQ Assessment

McNicol Middle

Evaluation Date January 9, 2013

Time of Day 12:45

Outdoor Conditions Temperature 78.4

Relative Humidity 79.3

Ambient CO2 439

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
116	71.4	72 - 78	68.2	30% - 60%	670	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' x 4'		Yes		Yes		< 1 sq ft
Walls	Drywall/Ceramic tile		No		No		
Floor	Ceramic Tile		No		No		
Ceiling Clean	No	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		N/a
Walls Clean	Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		N/A
Flooring Clean	Yes	Ceiling at Supply Grills Clean		Yes			
Room Surfaces Clean	Yes						
Trash Removed	Yes	Exhaust Fans Working		No	Unapproved Chemicals / Cleaners in Room		No
Signs of Pests	No	Drain Traps Wet		No	Air Fresheners in Room		No
Room Cluttered	No	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location	FISH 118					Mechanical Room Clean	Yes
Filters Installed Properly	No	Filters Clean		No	Inside of HVAC Unit Clean		No
Condensate Pan Clean	No	Cooling Coil Clean		No			
Fresh Air Intake Location	Roof top ▼					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No ▼						

Observations

F-116 is a women's restroom. The HVAC unit was off at time of assessment. The custodian and on-site staff state there are no means of controlling the temperature in the building. They manually turn on and off the air handler throughout the day. I removed and bagged the stained ceiling tile. This facility is a leased building from the SBBC.

Corrective Actions to be Completed by Site Based Staff

	▼
Filters to be replaced and dated properly	▼
	▼
Replace stained ceiling tile after repair	▼
Ensure water is poured down drains regularly	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Clean the HVAC coil	▼
Evaluate and repair cause of stained ceiling tiles	▼
Evaluate for normal function of exhaust fan	▼
Evaluate no HVAC temperature control	▼
	▼
	▼
	▼

IAQ Assessment

McNicol Middle

Evaluation Date

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
<input type="text" value="117"/>	<input type="text" value="73.4"/>	<input type="text" value="72 - 78"/>	<input type="text" value="63.1"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="581"/>	<input type="text" value="MAX 700 > Ambient"/>	<input type="text"/>
Noticeable Odor		<input type="text" value="No"/>	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	<input type="text" value="2' x 4'"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>
Walls	<input type="text" value="Plaster"/>		<input type="text" value="Yes"/>		<input type="text" value="No"/>		<input type="text" value="< 1 sq ft"/>
Floor	<input type="text" value="Carpet"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>

Ceiling Clean	<input type="text" value="Yes"/>	HVAC Supply Grills Clean	<input type="text" value="No"/>	HVAC Return Grills Clean	<input type="text" value="No"/>
Walls Clean	<input type="text" value="No"/>	Inside of Supply Duct Clean	<input type="text" value="Yes"/>	Inside of Return Duct Clean	<input type="text" value="Yes"/>
Flooring Clean	<input type="text" value="Yes"/>	Ceiling at Supply Grills Clean	<input type="text" value="Yes"/>		
Room Surfaces Clean	<input type="text" value="No"/>				

Trash Removed	<input type="text" value="Yes"/>	Exhaust Fans Working	<input type="text" value="N/A"/>	Unapproved Chemicals / Cleaners in Room	<input type="text" value="No"/>
Signs of Pests	<input type="text" value="No"/>	Drain Traps Wet	<input type="text" value="N/A"/>	Air Fresheners in Room	<input type="text" value="No"/>
Room Cluttered	<input type="text" value="No"/>	Food if Stored in Room is in Sealed Containers	<input type="text" value="N/A"/>		

Mechanical Equipment Location	<input type="text" value="FISH 118"/>		Mechanical Room Clean	<input type="text" value="Yes"/>	
Filters Installed Properly	<input type="text" value="No"/>	Filters Clean	<input type="text" value="No"/>	Inside of HVAC Unit Clean	<input type="text" value="No"/>
Condensate Pan Clean	<input type="text" value="No"/>	Cooling Coil Clean	<input type="text" value="No"/>		

Fresh Air Intake Location	<input type="text" value="Roof top"/>	Fresh Air Intake Free of Obstruction	<input type="text" value="Yes"/>
Pollutant Sources Near Air Intake	<input type="text" value="No"/>		

Observations

The HVAC unit was off at time of assessment. The custodian and on-site staff state there are no means of controlling the temperature in the building. They manually turn on and off the air handler throughout the day. Water damage is located on the window sill. 6' live corn plant in the corner of room. This facility is a leased building from the SBBC.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean horizontal surfaces	▼
Filters to be replaced and dated properly	▼
Clean HVAC supply grills with Wexcide	▼
Vacuum/wipe return grill	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Clean the HVAC coil	▼
Evaluate and repair cause of water damage	▼
Replace wall material as necessary	▼
Evaluate no HVAC temperature control	▼
	▼
	▼
	▼

IAQ Assessment

McNicol Middle

Evaluation Date January 9, 2013

Time of Day 1:15

Outdoor Conditions Temperature 78.4

Relative Humidity 79.3

Ambient CO2 439

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
119	72.5	72 - 78	76.9	30% - 60%	785	MAX 700 > Ambient	
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		Yes		No		3 ceiling tiles, < 1 sq ft	
2' x 4'		Plaster		No		 	
12" x 12" Vinyl		No		No		 	

Ceiling Clean	No	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	No
Walls Clean	Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
Flooring Clean	Yes	Ceiling at Supply Grills Clean	No		
Room Surfaces Clean	No				

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	FISH 118	Mechanical Room Clean	Yes
Filters Installed Properly	No	Filters Clean	No
Condensate Pan Clean	No	Cooling Coil Clean	No
		Inside of HVAC Unit Clean	No

Fresh Air Intake Location	Roof top ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No ▼		

Observations

The HVAC unit was off at time of assessment. The custodian and on-site staff state there are no means of controlling the temperature in the building. They manually turn on and off the air handler throughout the day. This facility is a leased building from the SBBC.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean elevated surfaces	▼
Filters to be replaced and dated properly	▼
Clean HVAC supply grills with Wexcide	▼
Vacuum/wipe return grill	▼
Replace stained ceiling tiles after repair	▼
Clean ceilings around HVAC supply grills	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Clean the HVAC coil	▼
Evaluate threshold and weather stripping	▼
Evaluate and repair cause of stained ceiling tiles	▼
Evaluate no HVAC temperature control	▼
	▼
	▼

IAQ Assessment

McNicol Middle

Evaluation Date January 9, 2013

Time of Day 10:30

Outdoor Conditions Temperature 78.4

Relative Humidity 79.3

Ambient CO2 439

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
120	73.4	72 - 78	63.0	30% - 60%	571	MAX 700 > Ambient	
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		2' x 4'		Plaster		Carpet	
No		No		No		 	

Ceiling Clean	Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	No
Walls Clean	No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	N/A
Flooring Clean	Yes	Ceiling at Supply Grills Clean	Yes		
Room Surfaces Clean	No				

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	FISH 129A	Mechanical Room Clean	No
Filters Installed Properly	No	Filters Clean	No
Condensate Pan Clean	No	Cooling Coil Clean	No
		Inside of HVAC Unit Clean	No

Fresh Air Intake Location	Thru exterior wall	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	Parking Lot		

Observations

The HVAC system has been shut off according to the custodian. Inside the HVAC system in F-129A; there is microbial growth on all the insulation. Clean the entire inside of the HVAC system. The custodian and on-site staff state there are no means of controlling the temperature in the building. They manually turn on and off the air handler throughout the day. Remove the live plants from this room. This facility is a leased building from the SBBC.

Corrective Actions to be Completed by Site Based Staff

Clean surfaces in mechanical room	▼
Filters to be replaced and dated properly	▼
Vacuum/wipe return grill	▼
	▼
Minor dust on elevated surfaces	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to Reduce Humidity Levels	▼
Clean the HVAC coil	▼
Remove insulation inside HVAC system, microbial	▼
Inside the HVAC unit there is visible microbial growth	▼
Evaluate no HVAC temperature control	▼
	▼
	▼
	▼

IAQ Assessment

McNicol Middle

Evaluation Date January 9, 2013

Time of Day 11:00

Outdoor Conditions Temperature 78.4

Relative Humidity 79.3

Ambient CO2 439

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
126	72.8	72 - 78	69.3	30% - 60%	533	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' x 4'		Yes		No		1 ceiling tile stain < 1 sq ft
Walls	Plaster		Yes		No		10 sq ft
Floor	Carpet		Yes		No		20 sq ft
Ceiling Clean		No	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean N/a	
Walls Clean		No	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean N/A	
Flooring Clean		No	Ceiling at Supply Grills Clean		Yes		
Room Surfaces Clean		No					
Trash Removed		N/A	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		Yes	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location		FISH 129A				Mechanical Room Clean No	
Filters Installed Properly		No	Filters Clean		No	Inside of HVAC Unit Clean No	
Condensate Pan Clean		No	Cooling Coil Clean		No		
Fresh Air Intake Location		Thru exterior wall ▼				Fresh Air Intake Free of Obstruction Yes	
Pollutant Sources Near Air Intake		Parking Lot ▼					

Observations

The HVAC system has been shut off according to the custodian. Inside the HVAC system in F-129A; there is microbial growth on all the insulation. Clean the entire inside of the HVAC system. The custodian and on-site staff state there are no means of controlling the temperature in the building. They manually turn on and off the air handler throughout the day. F-126 is used as storage. There is water damaged plaster on the East wall, various locations, under and around windows. Water damaged wall system outside South entrance to 126 in corridor, also adjacent to East exterior door in same corridor. Water intrusion under ext. doors onto carpet. This facility is a leased building from the SBBC.

Corrective Actions to be Completed by Site Based Staff

Clean surfaces in mechanical room	▼
Filters to be replaced and dated properly	▼
	▼
Replace stained ceiling tile after repair	▼
Thoroughly clean elevated surfaces	▼
Shampoo the stains in carpet, and ventilate	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Clean the HVAC coil	▼
Remove insulation inside HVAC system, microbial	▼
Inside the HVAC unit there is visible microbial growth	▼
Evaluate and repair cause of stained ceiling tiles	▼
Evaluate and repair cause of water damage	▼
Replace wall material as necessary	▼
Evaluate thresholds and weather stripping	▼

IAQ Assessment

McNicol Middle

Evaluation Date January 9, 2013

Time of Day 11:30

Outdoor Conditions Temperature 78.4 Relative Humidity 79.3 Ambient CO2 439

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
127	72.9	72 - 78	74.7	30% - 60%	495	MAX 700 > Ambient		
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' x 4'		No		No			
Walls	Plaster		Yes		No		<2sq ft	
Floor	Carpet		Yes		No		6 sq ft	
Ceiling Clean		Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		No
Walls Clean		No	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		N/A
Flooring Clean		No	Ceiling at Supply Grills Clean		Yes			
Room Surfaces Clean		No						
Trash Removed		N/A	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		Yes	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location			FISH 129A			Mechanical Room Clean		No
Filters Installed Properly		No	Filters Clean		No	Inside of HVAC Unit Clean		No
Condensate Pan Clean		No	Cooling Coil Clean		No			
Fresh Air Intake Location			Thru exterior wall ▼			Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake			Parking Lot ▼					

Observations

The HVAC system has been shut off according to the custodian. Inside the HVAC system in F-129A; there is microbial growth on all the insulation. Clean the entire inside of the HVAC system. The custodian and on-site staff state there are no means of controlling the temperature in the building. They manually turn on and off the air handler throughout the day. F-127 is used as a storage room. Evaluate the integrity of the exterior door. This facility is a leased building from the SBBC.

Corrective Actions to be Completed by Site Based Staff

Clean surfaces in mechanical room	▼
Filters to be replaced and dated properly	▼
Vacuum/wipe return grill	▼
Clean HVAC supply grills with Wexcide	▼
Thoroughly clean elevated surfaces	▼
Shampoo the stains in carpet, and ventilate	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Clean the HVAC coil	▼
Remove insulation inside HVAC system, microbial	▼
Inside the HVAC unit there is visible microbial growth	▼
Evaluate no HVAC temperature control	▼
Evaluate and repair cause of water damage	▼
Replace wall material as necessary	▼
Evaluate thresholds and weather stripping	▼