

Aston A. Henry, Supervisor Risk Management Department

managing risk with responsibility

Telephone:754 321-1900Fax:754 321-1917

May 31, 2012	Signature on File	For Custodial Supervisor Use Only
TO:	Melinda Frame-Wessinger, Principal New River Middle School	Custodial Issues Addressed Custodial Issues Not Addressed
FROM:	Richard Rosa, Project Manager Facilities and Construction Management	
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On May 25, 2012, I conducted an assessment at **New River 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: Area Superintendent

Area Directors Shelley Meloni, Executive Director, Facilities and Construction Management Mark Dorsett, Acting Director, Physical Plant Operations Division, Maintenance Sonja Coley, Project Manager III, Facilities and Construction Management Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division Aston Henry, Supervisor, Risk Management Broward Teachers Union Federation of Public Employees

RR/tc Enc.

	IAQ Assess	ment		
New F	River Middle Evaluation Da	May 25, 2012	Time of Day 1	1:45
Outdoor Conditions Tempera	ature 82.7 Relative	e Humidity 67.1	Ambient CO2 4	10
	angeRelative Humidity2 - 7848.830	Range CO ² 0% - 60% 482		cupants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' x 4'WallsDrywallFloor12" x 12" Vinyl	No No No	No No		
Ceiling CleanYesWalls CleanYesFlooring CleanYes	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes		
Trash RemovedN/ASigns of PestsNoRoom ClutteredN/A	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	N/A N/A
Mechanical Equipment Location Filters Installed Properly N/A Condensate Pan Clean N/A		N/A N/A	Mechanical Room Clean Inside of HVAC Unit Clean	N/A N/A
Fresh Air Intake Location Pollutant Sources Near Air Intake	Not accessible Not readily accessible	▼ ▼	Fresh Air Intake Free of Obstruction	N/A
Observations Corridor 010				

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Set temperature to 72 - 78 degrees	▼
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	IAQ Assess	sment		
New	River Middle Evaluation Da	ate May 25, 2012	Time of Day	2:00
Outdoor Conditions Temper	ature 82.7 Relativ	ve Humidity 67.1	Ambient CO2 41	0
	angeRelative Humidity2 - 7846.930	Range CO ² 0% - 60% 473		cupants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' x 4' Walls Drywall Floor 12" x 12" Vinyl	No No No No	No No		
Ceiling CleanYesWalls CleanYesFlooring CleanYes	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes		
Trash Removed N/A Signs of Pests No	Exhaust Fans Working Drain Traps Wet	N/A N/A	Unapproved Chemicals / Cleaners in Room	N/A
Room Cluttered N/A	Food if Stored in Room is in Sealed Containers		Air Fresheners in Room	N/A
Mechanical Equipment Location	Not Accessible		Mechanical Room Clean	N/A
Filters Installed Properly N/A Condensate Pan Clean N/A		N/A N/A	Inside of HVAC Unit Clean	N/A
Fresh Air Intake Location Pollutant Sources Near Air Intake	Not accessible Not readily accessible	▼	Fresh Air Intake Free of Obstruction	N/A
Observations				
Corridor 010B				

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	IAQ Assess	sment		
New F	River Middle Evaluation Da	ate May 25, 2012	Time of Day	0:45
Outdoor Conditions Tempera	ature 82.7 Relativ	ve Humidity 67.1	Ambient CO2 4	10
	angeRelative Humidity2 - 7859.530	Range CO ² 0% - 60% 483		cupants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' x 4'WallsDrywallFloor12" x 12" Vinyl	No No No	No No		
Ceiling Clean No Walls Clean Yes Flooring Clean Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Inside of Return Duct Clean	No Yes
Room Surfaces No	Ceiling at Supply Grills Clean	Νο		
Trash Removed Yes Signs of Pests No	Exhaust Fans Working Drain Traps Wet	N/A N/A	Unapproved Chemicals / Cleaners in Room	No
Room Cluttered No	Food if Stored in Room is in Sealed Containers		Air Fresheners in Room	No
Mechanical Equipment Location	Not Accessible		Mechanical Room Clean	N/A
Filters Installed Properly N/A Condensate Pan Clean N/A		N/A N/A	Inside of HVAC Unit Clean	N/A
Fresh Air Intake Location Pollutant Sources Near Air Intake	Not accessible Not Accessible	▼	Fresh Air Intake Free of Obstruction	N/A
Observations				
Minor dust on elevated surfaces	;			

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Set temperature to 72 - 78 degrees	▼
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	IAQ Assess	ment		
New F	River Middle Evaluation Date	te May 25, 2012	Time of Day 1	1:10
Outdoor Conditions Tempera	ature 82.7 Relative	e Humidity 67.1	Ambient CO2 4	10
		Range CO ² % - 60% 481		ccupants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' x 4'WallsDrywallFloorCarpet	No No	No No		
Ceiling Clean Yes Walls Clean Yes Flooring Clean No	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes		
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location Filters Installed Properly N/A Condensate Pan Clean N/A	Roof top not readily accessib	N/A N/A	Mechanical Room Clean Inside of HVAC Unit Clean	N/A N/A
Fresh Air Intake Location Pollutant Sources Near Air Intake	Not accessible Not Accessible	▼	Fresh Air Intake Free of Obstruction	N/A
Observations Heavy traffic with many stains Shampoo carpet and dry with flo	oor fans especially under the d	esks.		

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean and sanitize flooring	▼
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	IAQ Assess	ment		
New F	River Middle Evaluation Da	May 25, 2012	Time of Day 1	1:30
Outdoor Conditions Tempera	ature 82.7 Relative	e Humidity 67.1	Ambient CO2 4	10
	ange Relative Humidity - 78 56.6 30	Range CO 0% - 60% 430		cupants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' x 4' Walls Folding Partition	Yes No	No No	< 3 sq ft	
Floor 12" x 12" Vinyl	No	No		
Ceiling Clean No Walls Clean Yes	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	Yes
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
Room Surfaces No	Ceiling at Supply Grills Clean	Yes		
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No Room Cluttered No	Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location	Roof top not readily accessib	ble	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	Not accessible	V	Fresh Air Intake Free of Obstruction	N/A
Pollutant Sources Near Air Intake	Not readily accessible	▼		_
Observations				
Minor dust on elevated surfaces	<u> </u>			

Replace stained ceiling tiles after repairs are made		
Thoroughly clean elevated surfaces	▼	
Clean HVAC supply grills with Wexcide	▼	
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Evaluate and repair cause of stained ceiling tiles	
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