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Risk Management Department

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April 28, 2010

Signature on File

TO: Mr. Brad Mattair, Principal
Parkway Middle School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 136 and 137

For Custodial Supervisor Use Only	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed

On April 23, 2010 I conducted an assessment of FISH 136 and 137 at **Parkway Middle School**. The assessment consisted of a reevaluation walkthrough of the previously identified areas to assess the current condition of the location with regard to indoor air quality. This assessment included reviewing previously generated work orders, if applicable, as well as observation of the area of concern as stated in the IAQ Assessments performed on January 20, 2010. Attached are the findings of this assessment along with recommendations for further assessment, remediation, or corrective actions, if 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 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 me at 754-321-1900.

cc: Dr. Leontine Butler, Area Superintendent
Michaelle Pope, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Aston Henry, Supervisor, Risk Management
Sheldon Dash, Project Manager, Facilities and Construction Management
Jerrod Neal, Broward Teachers Union
Roy Jarrett, Federation of Public Employees
Mark Dorsett, Manager 1, Physical Plant Operations Division, Zone 1
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

ES/tc
Enc.

IAQ Assessment

Parkway Middle School

Location Number 0701
 Evaluation Requested April 22, 2010
 Evaluation Date April 23, 2010

Time of Day 2:20 p.m.

Outdoor Conditions Temperature 91.9 Relative Humidity 36 Ambient CO2 387

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
136	80.2	72 - 78	54	30% - 60%		Max 700 > Ambient	2
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		Yes	No	1 ceiling tile		
Wall Type	Drywall/Plaster		No	No	None		
Flooring	12 x 12 Vinyl		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tile
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

Observations

Findings

- 1 stained ceiling tile - work order generated by HFSP for Physical Plant Operations to evaluate and repair
- Temperature was elevated at the time of the assessment

FISH 102L - Mechanical Room - Incorrect A/C filters installed

Site Based Maintenance:

- Adjust thermostat to lower temperature
- Remove and replace A/C filters in FISH 102L with proper size filters and spacers
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

IAQ Assessment

Location Number 0701

Parkway Middle School

Evaluation Requested April 22, 2010

Time of Day 2:20 p.m.

Evaluation Date April 23, 2010

Outdoor Conditions Temperature 91.9 Relative Humidity 36 Ambient CO2 387

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
137	78.3	72 - 78	41.9	30% - 60%	1529	Max 700 > Ambient	18
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		1 ceiling tile	
Ceiling Type	2 x 4 Lay In		Yes	No		1 ceiling tile	
Wall Type	Drywall/Plaster		No	No		None	
Flooring	12 x 12 Vinyl		No	No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tile
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	No	Yes	Yes	Clean as necessary

Observations

Findings

- 1 stained ceiling tile
- Dust build up on environmental surfaces throughout the room. Excessive dust build up on desk due to personal items.
- Front door seal deteriorated
- Damage on wall, West side, approximately 2 square feet. No moisture or signs of water intrusion.

Site Based Maintenance:

- Thoroughly clean all surfaces throughout the room. Encourage occupant to periodically remove personal items to assist with cleaning efforts.
- Contact COMPASS to generate a work or to evaluate front door seal and repair/replace as appropriate
- Contact COMPASS to generate a work order to repair/replace damaged wall material (West side)
- Ensure that windows and doors remain closed at all times. Open windows and doors allow humid untreated air into occupied space.
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

Physical Plant Operations:

- Evaluate cause of stained ceiling tiles and repair as appropriate. Remove and replace stained ceiling tiles as necessary.