

Aston A. Henry, Supervisor Risk Management Department

managing risk with responsibility

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

 April 11, 2012
 Signature on File
 For Custodial Supervisor Use Only

 TO:
 Carlton Campbell, Principal
 Custodial Issues Addressed

 Pines Middle School
 Custodial Issues Not Addressed

 FROM:
 Richard Rosa, Project Manager
Facilities and Construction Management
 Custodial Issues Not Addressed

 SUBJECT:
 Indoor Air Quality (IAQ) Assessment
 Image: Custodial Issues Addressed

On April 9, 2012, I conducted an assessment at **Pines 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 Assessi	ment		
Pines	Middle Evaluation Dat	te April 9, 2012	Time of Day 1	0:45
Outdoor Conditions Temperature	e 79.3 Relative	e Humidity 46.7	Ambient CO2 4	64
FishTemperatureRange11517372 - 78		Range CO % - 60% 1166		ccupants 21
Noticeable Odor No Ceiling 2' x 4'	Visible water damage / staining? No	Visible microbial growth? No	Amount of material affected	
Walls Drywall Floor 12" x 12" Vinyl	No	No		
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean Inside of Supply	Yes	HVAC Return Grills Clean Inside of Return	
Flooring Clean Yes Room Surfaces No Clean	Duct Clean Ceiling at Supply Grills Clean	Yes	Duct Clean	
Trash Removed Yes Signs of Pests No	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 No	t Accessible		Mechanical Room Clean	
Filters Installed Properly	Filters Clean Cooling Coil Clean		Inside of HVAC Unit Clean	
Fresh Air Intake Location		▼ ▼	Fresh Air Intake Free of Obstruction	
Observations				
Occupant has health issues when in humidity level Dust build up on ele		numidity level in the cl	assroom relative to the ou	ıtside

Corrective Actions to be Completed by Site Based Staff

i	
Thoroughly clean elevated surfaces	▼
Clean cobwebs from low corners	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼