

managing risk with responsibility

Aston A. Henry, Director Risk Management Department		Telephone: Fax:	754 321-1900 754 321-1917	
September 16, 2013		Signature on File	For Custodial Supervisor Use Only	
то:	Carlton Campb Pines Middle S	1		ues Addressed ues Not Addressed
FROM:	Richard Rosa, F Risk Manageme	,		
SUBIECT:	Indoor Air Oua	lity (IAO) Assessment		_

On September 9, 2013, 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 not identify any existing conditions significantly impacting IAQ or presenting immediate health and safety concerns 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 allergens and / or conditions noted 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 any item/s identified and noted 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: Shelley Meloni, Task Assigned Chief Facilities & Construction Officer, Facilities & Construction Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division Roy Norton, Manager, Custodial/Grounds, Physical Plant Operations Division Aston Henry, Director, Risk Management Sonja Coley, Senior Project Manager, Facilities & Construction Broward Teachers Union Federation of Public Employees

RR/tc Enc.

IAQ Assessment

P	ines Middle Evaluat	tion Date Septem	ber 9, 2013	Time of Day	10:30
Outdoor Conditions Tempera	ture 86.5 F	Relative Humidity	90.5	Ambient CO2	464
	Relative Humidi	ity Range 30% - 60%	CO ² 737	Range # 0 MAX 700 > Ambient	Occupants
Noticeable Odor No	Visible water dama staining?	nge / Visible m grow		Amount of material affected	
Ceiling 2' x 4'	No	No	0		
Walls Drywall	No	No	0		
Floor 12" x 12" Vinyl	No	No	0		
Ceiling Clean Yes Walls Clean Yes	HVAC Supp Grills Clean			HVAC Return Grills Clean	Yes
Flooring Clean Yes	Inside of Su Duct Clean	Yes		Inside of Return Duct Clean	Yes
Room Surfaces No Clean	Ceiling at S Grills Clean				
Trash Removed Yes	Exhaust Fans Wo			Unapproved Chemicals A	No
Signs of Pests No	Drain Trap	s Wet N/A		Air Fresheners	No
Room Cluttered No	Food if Stored in Ro in Sealed Container	i i NI/A I		in Room	110
Mechanical Equipment Location	FISH 1157			Mechanical Room Clean	Yes
Filters Installed Properly No	Filters (Clean Yes	I	nside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes	Cooling Coil (Clean Yes			
Fresh Air Intake Location	Roof top		▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No		▼	or obstruction	
Observations					
Dust buildup inside the storage of	abinets				
Corrective Actions to be Comple	eted by Site Based Staff	Corre	ctive Action	s to be Completed by P	PPO
Clean dust build up in storage cabinets ▼					
Tape and date HVA	C filters ▼	┥ ├──			▼
	▼	┥ ├──			▼
	▼	┥ ├──			▼
		+			▼
					▼

IAQ Assessment

Pin	es Middle Evaluat	ion Date Septem	ber 9, 2013	Time of Day	11:30
Outdoor Conditions Temperatu	ıre 86.5 R	elative Humidity	90.5	Ambient CO2	464
Fish Temperature Range 1160 74.4 72 - 7		ty Range 30% - 60%	CO ² 766	Range # MAX 700 > Ambient	Occupants
Noticeable Odor No	Visible water dama staining?	ge / Visible m grow		Amount of material affected	
Ceiling 2' x 4'	No	No	0		
Walls Drywall	No	Ne	0		
Floor 12" x 12" Vinyl	No	No	0		
Ceiling Clean No Walls Clean Yes	HVAC Supp Grills Clean			HVAC Return Grills Clean	Yes
Flooring Clean Yes	Inside of Su Duct Clean	pply		Inside of Return Duct Clean	Yes
Room Surfaces No Clean	Ceiling at S Grills Clean				
Trash Removed Yes	Exhaust Fans Wo	rking N/A		Unapproved Chemicals Cleaners in Room	/ No
Signs of Pests No	Drain Trap	s Wet N/A		Air Fresheners	No
Room Cluttered No	Food if Stored in Ro in Sealed Container	- I NI/A I		in Room	140
Mechanical Equipment Location	TISH 1157			Mechanical Room Clear	Yes
Filters Installed Properly No	Filters 0	Clean Yes	I	nside of HVAC Unit Clea	n Yes
Condensate Pan Clean Yes	Cooling Coil (Clean Yes			
_	Roof top		▼	Fresh Air Intake Free	Yes
Pollutant Sources Near Air Intake	lo	▼		or obstruction ==	
Observations					
Dust buildup inside the storage ca	binets. Minor dust on	ceiling tiles adjace	ent to the re	turn grill.	
Corrective Actions to be Complete		Corre	ctive Action	s to be Completed by	PPO
Clean dust build up in stora		┥ ├──			▼
Tape and date HVAC filters Clean dust from ceiling tiles or replace					▼
	▼	┥ ├──			▼
	▼				▼
	▼	-			▼
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IAQ Assessment

Pines M	Evaluation Date	September 9, 2013	Time of Day 12	2:00	
Outdoor Conditions Temperature	86.5 Relative	Humidity 90.5	Ambient CO2 46	64	
Fish Temperature Range 1178 74.6 72 - 78	i	Range <u>CO</u> % - 60% 107		cupants	
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling 2' x 4'	No	No			
Walls Drywall	No	No			
Floor 12" x 12" Vinyl	No	No			
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes	
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes	
Room Surfaces No Clean	Ceiling at Supply Grills 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	No	
1.00 0	Food if Stored in Room is in Sealed Containers	N/A	in Room	110	
Mechanical Equipment Location FISH	1157		Mechanical Room Clean	Yes	
Filters Installed Properly No	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes	
Condensate Pan Clean Yes Cooling Coil Clean Yes					
Fresh Air Intake Location Roof	top	▼	Fresh Air Intake Free	Yes	
Pollutant Sources Near Air Intake		▼	of Obstruction		
Observations					
Dust buildup inside the storage cabine	ets				
Corrective Actions to be Completed b	y Site Based Staff	Corrective Action	ons to be Completed by PP	0	
Clean dust build up in storage cabinets ▼ Tage and data UVAC filters					
Tape and date HVAC filte	rs 🔻			▼	
	▼			▼	
				▼	
	▼			▼	
	▼			▼	