

Aston A. Henry, Director
Risk Management Department

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April 24, 2014

Signature on File

TO: Carlton Campbell, Principal
Pines Middle School

FROM: Richard Rosa, Project Manager
Risk Management Department

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 March 31, 2014, 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: 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

Pines Middle

Evaluation Date March 31, 2014

Time of Day 12:30

Outdoor Conditions Temperature 77.8

Relative Humidity 49.1

Ambient CO2 375

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
1113A	66.5	72 - 78	39.7	30% - 60%	583	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		No		No		
Walls	Drywall		Yes		Yes		< 2 sq ft
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean		Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean	
Walls Clean		No	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean	
Flooring Clean		Yes	Ceiling at Supply Grills Clean		Yes	N/A	
Room Surfaces Clean		Yes					
Trash Removed		N/A	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room	
Signs of Pests		No	Drain Traps Wet		N/A	Air Fresheners in Room	
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A	No	
Mechanical Equipment Location			FISH 1114			Mechanical Room Clean	
Filters Installed Properly		Yes	Filters Clean		Yes	Inside of HVAC Unit Clean	
Condensate Pan Clean		Yes	Cooling Coil Clean		Yes		
Fresh Air Intake Location			Thru exterior wall ▼			Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake			Parking Lot ▼			Yes	

Observations

F-1113A is a concession booth with a window and a ticket slot without a cover. Outside air enters into this room continuously. Replace water damaged wall board in 1113A. The cause of moisture intrusion is in mechanical room 1114, behind a metal box enclosure. The metal enclosure is a HVAC return box. Remove wet wall board and re-insulate wall.
 The HVAC return is located outside the door to F-1113A.

Corrective Actions to be Completed by Site Based Staff

Install cover for ticket slot in F-1113A.	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of water damage	▼
Remove and replace wall material as necessary	▼
Set temperature to 72 - 78 degrees	▼
	▼
	▼
See observations for additional information	▼
	▼
	▼