

Aston A. Henry, Supervisor
Risk Management Department

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December 21, 2012

Signature on File

TO: Christopher McGuire, Principal
Pioneer Middle - Cooper City Annex

FROM: Richard Rosa, Project Manager
Facilities Design and Construction

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 December 17, 2012, I conducted an assessment at **Pioneer Middle - Cooper City Annex**. 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: Directors, School Performance & Accountability
Shelley Meloni, Executive Director, Facilities Design and Construction
Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
Roy Norton, Manager, Custodial/Grounds, Physical Plant Operations Division
Aston Henry, Supervisor, Risk Management
Sonja Coley, Senior Project Manager, Facilities Design and Construction
Broward Teachers Union
Federation of Public Employees

RR/tc
Enc.

IAQ Assessment

Pioneer Middle Annex

Evaluation Date December 17, 2012

Time of Day 11:45

Outdoor Conditions Temperature 76.8

Relative Humidity 67.3

Ambient CO2 420

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
QP1058P	69.8	72 - 78	52.4	30% - 60%	549	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' x 4'		Yes		No		6 stained ceiling tiles <4 sq ft
Walls	Tack Board		Yes		Yes		384 sq ft
Floor	Carpet		Yes		No		Various NON-IAQ staining

Ceiling Clean	No	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	No
Walls Clean	No	Inside of Supply Duct Clean	N/A	Inside of Return Duct Clean	N/A
Flooring Clean	No	Ceiling at Supply Grills Clean	Yes		
Room Surfaces Clean	Yes				

Trash Removed	Yes	Exhaust Fans Working	Yes	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests	No	Drain Traps Wet	N/A	Air Fresheners in Room	No
Room Cluttered	No	Food if Stored in Room is in Sealed Containers	N/A		

Mechanical Equipment Location	Window unit	Mechanical Room Clean	N/A
Filters Installed Properly	Yes	Filters Clean	Yes
Condensate Pan Clean	N/A	Cooling Coil Clean	Yes
		Inside of HVAC Unit Clean	N/A

Fresh Air Intake Location	Window unit ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	Grass and landscape ▼		

Observations

Evaluate the extent of water damaged T-111 exterior siding and repair or replace. Remove all of the North and South interior wall system and replace with SBBC approved wall system. There are three small areas of microbial growth < 1 sq ft that will be removed with the removal of the wall system. There are three window units, adjust the window HVAC units to meet the SBBC temperature range of 72-78 degrees. Replace ceiling tiles that have ceiling stains adjacent to the ceiling hung light fixtures. I am recommending a roofer check the roof over the restroom, ceiling stains are isolated to this area.

Corrective Actions to be Completed by Site Based Staff

Shampoo the stains in carpet, and ventilate	▼
Replace stained ceiling tiles after roofing repairs	▼
Vacuum/wexcide window unit grills	▼
Monitor temperature in portable	▼
Replace stained ceiling tiles by ceiling lights	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tiles	▼
Repair/replace water damaged exterior t-111	▼
Remove/replace interior water damaged walls	▼
	▼
See observations for additional info	▼
	▼
	▼
	▼