

Aston A. Henry, Director
Risk Management Department

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August 14, 2014

Signature on File

TO: Michael Consaul, Principal
Pioneer Middle School

FROM: Richard Rosa, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only

- Custodial Issues Addressed
- Custodial Issues Not Addressed

On August 12, 2014, I conducted an assessment at **Pioneer 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, Executive Director, 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

Pioneer Middle

Evaluation Date August 12, 2014

Time of Day 1:00

Outdoor Conditions Temperature 89.2

Relative Humidity 60.5

Ambient CO2 444

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
154	68.5	72 - 78	53.6	30% - 60%	522	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	Folding/drywall		No		No		
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean	Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		Yes
Walls Clean	Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		Yes
Flooring Clean	Yes	Ceiling at Supply Grills Clean		Yes			
Room Surfaces 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 in Room		No
Room Cluttered	No	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location	FISH 155A					Mechanical Room Clean	Yes
Filters Installed Properly	Yes	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 of Obstruction	Yes
Pollutant Sources Near Air Intake	No ▼						

Observations

Fresh air damper is rusted wide open in air handler room 155A. Recommend sheet metal department to install new fresh air damper. Recommend the HVAC department ensure there are no manual overrides for the air handler units, check Andover panel in the front office. Adjust set point for air handler unit to 72 degrees. EMS (MT) states the air handler units are controlled on and off only, cannot set temperatures from remote location. South Area HVAC will tie fresh air damper into air handler unit. Send HVAC work orders to Frank Alfieri and Brent Lucas. Repair restroom exhaust fans in rooms F-223 & F-224

Corrective Actions to be Completed by Site Based Staff

	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair the restroom exhaust fan	▼
Repair fresh dampers in the mechanical room	▼
Set temperature to 72 - 78 degrees	▼
	▼
	▼
See observations for additional information	▼
	▼
	▼

IAQ Assessment

Pioneer Middle

Evaluation Date August 12, 2014

Time of Day 1200

Outdoor Conditions Temperature 89.2

Relative Humidity 60.5

Ambient CO2 444

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
167	71.5	72 - 78	48.8	30% - 60%	509	MAX 700 > Ambient	
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		Yes		No		< 2 sq ft	
2' X 4' Lay in		No		No			
Folding/drywall		No		No			
12" x 12" Vinyl		No		No			

Ceiling Clean	<input type="checkbox"/> No	HVAC Supply Grills Clean	<input type="checkbox"/> Yes	HVAC Return Grills Clean	<input type="checkbox"/> Yes
Walls Clean	<input type="checkbox"/> Yes	Inside of Supply Duct Clean	<input type="checkbox"/> Yes	Inside of Return Duct Clean	<input type="checkbox"/> Yes
Flooring Clean	<input type="checkbox"/> Yes	Ceiling at Supply Grills Clean	<input type="checkbox"/> Yes		
Room Surfaces Clean	<input type="checkbox"/> Yes				

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

Mechanical Equipment Location	FISH 156A	Mechanical Room Clean	<input type="checkbox"/> Yes
Filters Installed Properly	<input type="checkbox"/> Yes	Filters Clean	<input type="checkbox"/> Yes
Condensate Pan Clean	<input type="checkbox"/> Yes	Cooling Coil Clean	<input type="checkbox"/> Yes
		Inside of HVAC Unit Clean	<input type="checkbox"/> Yes

Fresh Air Intake Location	Roof top	Fresh Air Intake Free of Obstruction	<input type="checkbox"/> Yes
Pollutant Sources Near Air Intake	No		

Observations

Fresh air damper is rusted wide open in air handler room 156A. Recommend sheet metal department to install new fresh air damper. Recommend the HVAC department ensure there are no manual overrides for the air handler units, check Andover panel in the front office. EMS (MT) states the air handler units are controlled on and off only, cannot set temperatures from remote location. South Area HVAC will tie fresh air damper into air handler unit. Send HVAC work orders to Frank Alfieri and Brent Lucas.

Corrective Actions to be Completed by Site Based Staff

Replace stained ceiling tiles after repairs	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tiles	▼
Repair fresh dampers in the mechanical room	▼
	▼
	▼
	▼
See observations for additional information	▼
	▼
	▼