

Aston A. Henry, Director
Risk Management Department

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January 27, 2015

Signature on File

TO: Michael Consaul, Principal
Pioneer 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
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On January 26, 2015, 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 January 26, 2015

Time of Day 10:30

Outdoor Conditions Temperature 68.6 Relative Humidity 73.1 Ambient CO2 432

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
144	70.1	72 - 78	60.6	30% - 60%	1443	MAX 700 > Ambient	26
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		2' X 4' Lay in		Plaster		12" x 12" Vinyl	
No		No		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	No	Ceiling at Supply Grills Clean	Yes				
Room Surfaces Clean	No						
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 141A					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	Student Drop Off Drive						

Observations

I also checked the temperature, humidity and CO2 in another mechanical room on the other side of the building and all the readings were slightly outside SBBC normal ranges. Mechanical room F-170A 71 degrees, 60% & 1200 ppm. I recommend to evaluate and repair, if necessary, all mechanical rooms in this building for proper temperature, humidity levels and CO2. No signs of visible microbial growth.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean corners in room (dust buildup)	▼
Thoroughly clean horizontal surfaces	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair as necessary all mechanical	▼
rooms in building 1 to increase temperature,	▼
and lower CO2 and humidity levels	▼
	▼
	▼
	▼
	▼