

Aston A. Henry, Supervisor
Risk Management Department

Telephone: 754 321-1900
Fax: 754 321-1917

October 19, 2012

Signature on File

TO: Sonja Smith Braziel, Principal
Pompano Beach Middle School

FROM: Robert Krickovich, Coordinator I, LEA
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 October 10, 2012, I conducted an assessment at **Pompano Beach 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: 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

RK/tc
Enc.

IAQ Assessment

Pompano Beach Middle

Evaluation Date October 10, 2012

Time of Day 2:15

Outdoor Conditions Temperature 88.8 Relative Humidity 63.5 Ambient CO2 465

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
407	72.8	72 - 78	57.6	30% - 60%	734	MAX 700 > Ambient	2	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' X 4' Lay in		No		No			
Walls	Drywall		No		No			
Floor	12" x 12" Vinyl		No		No			
Ceiling Clean		Yes	HVAC Supply Grills Clean		No	HVAC Return Grills Clean		No
Walls Clean		Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		No
Flooring Clean		Yes	Ceiling at Supply Grills Clean		No			
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		Yes	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location			FISH 411			Mechanical Room Clean		Yes
Filters Installed Properly		No	Filters Clean		Yes	Inside of HVAC Unit Clean		Yes
Condensate Pan Clean		N/A	Cooling Coil Clean		Yes			
Fresh Air Intake Location			Roof top ▼			Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake			None ▼					

Observations

Dehumidifier in room - Computer storage room - visible microbial growth on cloth computer bags - Supply grills dirty - ceilings at supply grills dirty - filters not installed properly allowing air by-pass (need spacers) - PPO to check operation of HVAC to be sure all supply and exhaust fans go off with the HVAC system - As this room shares HVAC with 5 other rooms use of the dehumidifier during the day is not practical - The dehumidifier could be used nights and weekends while the HVAC system is off to dehumidify this room only. - Dehumidifier overflow switch not working, will not shut off when pan full.

Corrective Actions to be Completed by Site Based Staff

Clean ceilings around HVAC supply grills	▼
Clean HVAC supply and return grills with Wexcide	▼
	▼
Have dehumidifier repaired or replaced	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate HVAC controls and operation	▼
Install filter fillers or spacers	▼
Clean HVAC return drops	▼
Check condition of cooling coils	▼
Check HVAC shut down and fan interlocks	▼
Repair HVAC to reduce humidity level	▼
	▼
See observations for additional info	▼