

Aston A. Henry, Supervisor
Risk Management Department

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

October 24, 2012

Signature on File

TO: Kathy Marlow, Principal
Seminole Middle School

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
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On October 12, 2012, I conducted an assessment at **Seminole 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

RR/tc
Enc.

IAQ Assessment

Seminole Middle

Evaluation Date October 12, 2012

Time of Day 11:00

Outdoor Conditions Temperature 84.9 Relative Humidity 53.3 Ambient CO2 412

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
863	71.6	72 - 78	60.3	30% - 60%	910	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes		No		less than 1 sq ft - 5 ceiling tiles
Walls	Drywall		Yes		No		less than 2 sq ft
Floor	Carpet		No		No		

Ceiling Clean	No	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	No
Walls Clean	No	Inside of Supply Duct Clean	N/A	Inside of Return Duct Clean	No
Flooring Clean	Yes	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	Bard like HVAC system in classroom		Mechanical Room Clean	N/A	
Filters Installed Properly	N/A	Filters Clean	N/A	Inside of HVAC Unit Clean	N/A
Condensate Pan Clean	N/A	Cooling Coil Clean	N/A		

Fresh Air Intake Location	Behind Bard unit/Exterior wall ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No ▼		

Observations

Set humidistat to 50%...located inside of return grill. Currently set at 65%. Water damaged wallboard is located under the SW window. School staff will carefully remove the return grill and vacuum the dust build up.

Corrective Actions to be Completed by Site Based Staff

Replace stained ceiling tiles after repair	▼
Thoroughly clean horizontal surfaces	▼
Vacuum return grill	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Previous work orders generated to address	▼
	▼
Evaluate and repair cause of stained ceiling tiles	▼
Evaluate and repair cause of water damage	▼
Remove and replace wall material as necessary	▼
	▼
	▼
See observations for additional info	▼