

Aston A. Henry, Director
Risk Management Department

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

September 10, 2013

Signature on File

TO: Stephen Frazier, Principal
Silver Trail 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 August 28, 2013, I conducted an assessment at **Silver Trail 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, Task Assigned Chief Facilities & Construction Officer, 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

Silver Trail Middle

Evaluation Date August 28, 2013

Time of Day 1:00

Outdoor Conditions Temperature 84.2

Relative Humidity 77.3

Ambient CO2 424

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
257A	75.3	72 - 78	65.9	30% - 60%	738	MAX 700 > Ambient		
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' x 4'		Yes		No		3 tiles < 3 sq ft	
Walls	Drywall		Yes		No		< 4 sq ft	
Floor	12" x 12" Vinyl		No					
Ceiling Clean		No	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		No
Walls Clean		No	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		No
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 256			Mechanical Room Clean		No
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

257A is the Kitchen manager's office...I spoke to the SBBC's roofing foreman while on site and requested that he add this room to his work order. Active roof leaks are staining the ceiling tiles and a portion of the wall between the ceiling and the cabinetry is also wet and needs replacement. Evaluate whether the cabinetry needs to be removed to complete wall repair. Clean the return drop and duct. The concrete walls in the mechanical room are stained from previous roof leaks, 20' ceiling height.

Corrective Actions to be Completed by Site Based Staff

Replace stained ceiling tiles after repairs	▼
Wipe down wall stain until repairs are made	▼
Clean wall surfaces in mechanical room	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Evaluate and repair cause of stained ceiling tiles	▼
Remove/replace interior water damaged walls	▼
Clean return drop	▼
	▼
See observations for additional information	▼
	▼
	▼

