

Aston A. Henry, Director
Risk Management Department

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October 15, 2014

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

On October 9, 2014, 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, 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

Silver Trail Middle

Evaluation Date October 9, 2014

Time of Day 1:00

Outdoor Conditions Temperature 86.1

Relative Humidity 63.2

Ambient CO2 438

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
271	71.2	72 - 78	49.5	30% - 60%	810	MAX 700 > Ambient	
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Ceiling		Ceiling		Ceiling	
Walls		Walls		Walls		Walls	
Floor		Floor		Floor		Floor	

Ceiling Clean	<input type="checkbox"/> No	HVAC Supply Grills Clean	<input type="checkbox"/> No	HVAC Return Grills Clean	<input type="checkbox"/> No
Walls Clean	<input type="checkbox"/> No	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"/> No		
Room Surfaces Clean	<input type="checkbox"/> N/a				

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

Mechanical Equipment Location	FISH 266	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

Boys locker room...Secure the open wall and ceiling cavity with visqueen / poly asap. Once the roof is repaired the HFSP will contact carpentry dept. to remove all water damaged drywall in the area. Remove lockers in order to remove water damaged drywall behind them. Install fans to allow to dry properly, replace wall and ceiling drywall and paint. There is a distinct odor coming from the floor drains, possible grease trap repair is needed. In order to identify which floor drain is in need of repair, close off half of the flr drains with duct tape and monitor. Continue taping off until the odor is isolated.

Corrective Actions to be Completed by Site Based Staff

Clean ceilings around HVAC supply grills	▼
Clean HVAC supply grills with Wexcide	▼
Vacuum/wipe return grill	▼
Tape off floor drains until isolated, then call in W.O.	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Roofing dept is requested to repair roof leaks	▼
Recommend plumbers to locate odor and repair	▼
Replace interior water damaged wall/ceiling	▼
	▼
	▼
See observations for additional information	▼
	▼
	▼

