

Aston A. Henry, Director
Risk Management Department

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

December 16, 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
<hr/>	
<hr/>	

On December 3, 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 December 3, 2014

Time of Day 1:30

Outdoor Conditions Temperature 76.2

Relative Humidity 73.0

Ambient CO2 444

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
259	70.7	72 - 78	45.2	30% - 60%	668	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		7 ceiling stains
Walls	Drywall		Yes		No		under stained ceilings
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean		No	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean	
Walls Clean		No	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean	
Flooring Clean		Yes	Ceiling at Supply Grills Clean		No		
Room Surfaces Clean		No					
Trash Removed		Yes	Exhaust Fans Working		Yes	Unapproved Chemicals / Cleaners in Room	
Signs of Pests		No	Drain Traps Wet		N/A	Air Fresheners in Room	
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			FISH 261			Mechanical Room Clean	
Filters Installed Properly		Yes	Filters Clean		Yes	Inside of HVAC Unit Clean	
Condensate Pan Clean		Yes	Cooling Coil Clean		Yes		
Fresh Air Intake Location			Thru exterior wall ▼			Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake			No ▼			Yes	

Observations

The stains above the drop ceiling isn't microbial growth, it is roofing material. School staff is recommended to inquire with SBBC roofers before replacing ceiling tiles. There is damaged drywall above the drop ceiling that is dry per moisture meter. I understand there are roofers at this site weekly repairing the roof. There are missing ceiling tiles due to the roof leaks, under the missing tiles, wall cleaning is necessary.

Corrective Actions to be Completed by Site Based Staff

Replace stained ceiling tiles after repairs	▼
Wipe down wall staining and monitor	▼
Clean ceilings around HVAC supply grills	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tiles	▼
Install appropriate filter spacer in HVAC	▼
Set temperature to 72 - 78 degrees	▼
	▼
	▼
	▼
	▼

IAQ Assessment

Silver Trail Middle

Evaluation Date December 3, 2014

Time of Day 3:00

Outdoor Conditions Temperature 76.2

Relative Humidity 73.0

Ambient CO2 444

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
268A	69.8	72 - 78	52.8	30% - 60%	753	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	8 ceiling stains		
Walls	Drywall		Yes	No	adjacent to exterior door		
Floor	12" x 12" Vinyl		No	No			
Ceiling Clean	No	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		N/a
Walls Clean	Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		N/A
Flooring Clean	Yes	Ceiling at Supply Grills Clean		No			
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 266					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	Thru exterior wall					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No						

Observations

School staff is recommended to inquire with SBBC roofers before replacing ceiling tiles. I understand there are roofers at this site weekly repairing the roof. There are also ceiling tile stains that could be from the fire sprinkler system. The HVAC return is in the adjacent room. There are access holes cut into the wall to allow cross flow of air between rooms. Wall material is wet per moisture meter, bottom portion of inside door frame.

Corrective Actions to be Completed by Site Based Staff

Replace stained ceiling tiles after repairs	▼
Clean ceilings around HVAC supply grills	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tiles	▼
Evaluate and repair cause of water damage	▼
Remove and replace wall material as necessary	▼
Set temperature to 72 - 78 degrees	▼
	▼
	▼
	▼
	▼