

Aston A. Henry, Supervisor
Risk Management Department

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

October 25, 2012

Signature on File

TO: Harold "Chip" Osborn, Principal
Walter C. Young 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

On October 22, 2012, I conducted an assessment at **Walter C. Young 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

Young, Walter C. Middle

Evaluation Date October 22, 2012

Time of Day 12:15

Outdoor Conditions Temperature 82

Relative Humidity 50.2

Ambient CO2 433

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
509	65.2	72 - 78	41.9	30% - 60%	736	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' x 4'		Yes	No	7 ceiling tiles < 4 sq ft		
Walls	Drywall		No	No			
Floor	12" x 12" Vinyl		No	No			
Ceiling Clean	No	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes		
Walls Clean	Yes	Inside of Supply Duct Clean	N/A	Inside of Return Duct Clean	Yes		
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	above drop ceiling 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	Possibly in storage room 508 ▼				Fresh Air Intake Free of Obstruction	N/A	
Pollutant Sources Near Air Intake	????? ▼						

Observations

At the time of assessment the temperature was frigid in the classroom. Each classroom has it's own thermostat, I contacted the asst. principal and we set the thermostat to 74 degrees. The storage room 508 has a hole in the wall where visible microbial growth is evident. This rooms backs up to 509. The differential of temperature between the two rooms is the cause for the microbial growth within the wall. Maintenance carpenters are recommended to open up the wall in the storage room and evaluate the integrity of the studs and wipe down the microbial growth with wexcide.

Corrective Actions to be Completed by Site Based Staff

Replace stained ceiling tiles after repairs	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

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	▼
	▼
	▼
See observations for additional info	▼
	▼
	▼