

managing risk with responsibility

Aston A.	Henry, Supe	ervisor
Risk Man	agement De	partment

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December 13	, 2012 Signat	re on File For Custodial Supervisor Use Only
TO:	Harold "Chip" Osborn, Princip Walter C. Young Middle Schoo	
FROM:	Richard Rosa, Project Manager Facilities Design and Construct	on
SUBJECT:	Indoor Air Quality (IAQ) Asses	sment

On November 26, 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, Walt	er C. Middle Evaluation Dat	e November 26, 2012	Time of Day	1:30			
Outdoor Conditions Tempera	ature 80.7 Relative	Humidity 46.5	Ambient CO2 4	04			
		Range CO ² % - 60% 772		ccupants			
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected				
Ceiling2' x 4'WallsDrywallFloor12" x 12" Vinyl	No No No	No No					
Ceiling Clean No Walls Clean Yes Flooring Clean Yes Room Surfaces No Clean	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply Grills Clean	No No	HVAC Return Grills Clean Inside of Return Duct Clean	No			
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No			
Mechanical Equipment Location Filters Installed Properly N/A Condensate Pan Clean N/A	-	N/A N/A	Mechanical Room Clean Inside of HVAC Unit Clean	N/A N/A			
Fresh Air Intake Location Pollutant Sources Near Air Intake	Not readily accessible Not readily accessible	▼	Fresh Air Intake Free of Obstruction	N/A			
Observations The paint on the classroom wall	s has neeled and chinned due t	o chairs and tables co	ming in contact (non-IA)	 ור			
Check the HVAC system for pro							

Corrective Actions to be Completed by Site Based Staff

confective Actions to be completed by one Bused of	
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Corrective Actions to be Completed by PPO

Clean HVAC supply drop	▼
Repair HVAC to reduce humidity level	▼
	▼
	▼
	▼
	▼
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	▼