

## managing risk with responsibility

Aston A. Henry, Supervisor Risk Management Department

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October 29, 2012		Signature on File	
		0	For Custodial Supervisor Use Only
TO:	John Vesey, Principal		Custodial Issues Addressed
	Westglades Middle School		Custodial Issues Not Addressed
FROM:	Robert Krickovich, Coordinator Facilities Design and Construct	,	
SUBJECT:	Indoor Air Quality (IAQ) Asses	ssment	

On October 24, 2012, I conducted an assessment at Westglades 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.

Directors, School Performance & Accountability cc: 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

RK/tc Enc.

IAQ Assessment								
Westgl	lades Middle Evaluation Date	e October 24, 2012	Time of Day 1	1:15				
Outdoor Conditions Tempera	ature 84.2 Relative	Humidity 60.5	Ambient CO2 4	59				
		Range CO <sup>2</sup> % - 60% 1010		ccupants 17				
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected					
Ceiling2' X 4' Lay inWallsDrywallFloor12" x 12" Vinyl	No   No   No   No	No No No						
Ceiling CleanYesWalls CleanNoFlooring CleanYesRoom SurfacesYesCleanYes	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply Grills Clean	No Yes Yes	HVAC Return Grills Clean Inside of Return Duct Clean	No Yes				
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	Yes Yes N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No				
Mechanical Equipment Location Filters Installed Properly Yes Condensate Pan Clean N/A	s Filters Clean	Yes N/A	Mechanical Room Clean Inside of HVAC Unit Clean	N/A Yes				
Fresh Air Intake Location Pollutant Sources Near Air Intake	Outside of Unit None	▼ ▼	Fresh Air Intake Free of Obstruction	Yes				
Observations								
Splatters and stains on all walls supply and return grills - water s humidity.	•	••••	-					

## Corrective Actions to be Completed by Site Based Staff

Clean ceilings around HVAC supply grills				
Clean HVAC supply and return grills with Wexcide				
Clean all wall surfaces	▼			
Thoroughly clean restroom	▼			
	▼			
	▼			
	▼			
	▼			

## Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼