

December 18, 2013

managing risk with responsibility

Aston A. Henry, Director	Telephone:	754 321-1900
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Signature on File

TO: Dr. Eric Miller, Principal

Banyan Elementary School

FROM: Robert Krickovich, Coordinator I, LEA

Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only				
	Custodial Issues Addressed			
Custodial Issues Not Addressed				
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On December 12, 2013, I conducted an assessment at **Banyan Elementary 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, Task Assigned Chief Facilities & Construction Officer, 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

RK/tc Enc.

IAQ Assessment

Banyan	Elementary Evalu	uation Date	December 12,	2013 Time of Day	10:30	
Outdoor Conditions Temper	ature 76.1	Relative H	umidity 83.	1 Ambient CO	2 579	
	ange Relative Hum 2 - 78 61.2	─ i	nge - 60%	CO ² Range 1112 MAX 700 : Ambient		
Noticeable Odor No	Visible water dan		Visible microbia growth?	al Amount material af	_	
Ceiling 2' X 4' Lay in	No No		No			
Walls Tack Board	No No		No			
Floor 12" x 12" Vinyl	No		No			
Ceiling Clean Yes Walls Clean Yes	HVAC Su Grills Cle		Yes	HVAC Ret Grills Clea	Vaa I	
Flooring Clean Yes	Inside of Duct Clea		Yes	Inside of R Duct Clear	Voc I	
Room Surfaces Yes Clean	Ceiling at Grills Cle		Yes			
Trash Removed Yes	Exhaust Fans \	- '	No	Unapproved Cher Cleaners in Room		
Signs of Pests No Room Cluttered No	Drain Tr Food if Stored in in Sealed Contair		Yes N/A	Air Fresheners in Room	No	
Mechanical Equipment Location	FISH 158			Mechanical Room	Clean Yes	
Filters Installed Properly Yes	S Filter	s Clean	No	Inside of HVAC Uni	t Clean Yes	
Condensate Pan Clean Yes	Cooling Co	il Clean	Yes			
Fresh Air Intake Location Pollutant Sources Near Air	Roof top			▼ Fresh Air Intak of Obstruction	· · · · · · · · · · · · · · · · · · ·	
Intake	None			▼		
Observations						
Minor spotty microbial growth of a need to be changed.	on wood doors - exhau	st fan in res	stroom not wor	king - Dust build up on	air filters in 158	
Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO						
Clean doors with wexcide Repair HVAC to reduce Humidity levels Figure 1.00 €						
Remove and replace A/C filters ▼ Evaluate exhaust fan in room 139A ▼ Sand and paint wood doors with anti microbial paint ▼						
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