

Aston A. Henry, Supervisor
Risk Management Department

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August 2, 2012

Signature on File

TO: JoEllen Scott, Principal
Bayview Elementary 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 17, 2011, I conducted an assessment at **Bayview 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: 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/jg
Enc.

IAQ Assessment

Location Number

Bayview Elementary School

Evaluation Requested

Time of Day

Evaluation Date

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="209"/>	<input type="text" value="75.5"/>	<input type="text" value="72 - 78"/>	<input type="text" value="54.8"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="1035"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text"/>
Noticeable Odor	<input type="text" value="No"/>	Visible water damage / staining?	<input type="text" value="No"/>	Visible microbial growth?	<input type="text" value="No"/>	Amount of material affected	<input type="text"/>
Ceiling Type	<input type="text" value="2 x 4 Lay in"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>
Wall Type	<input type="text" value="Drywall"/>		<input type="text" value="Yes"/>		<input type="text" value="Yes"/>	<input type="text" value="10 Sq Ft"/>	<input type="text"/>
Flooring	<input type="text" value="12 x 12 Vinyl"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text" value="See below"/>
Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
HVAC Supply Grills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="Clean appropriately"/>
HVAC Return Grills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Ceiling at Supply Grills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Surfaces in Room	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="See Below"/>

Observations

Findings

- FISH 209- Elevated moisture content in walls that back up to restrooms

Site Based Maintenance

- FISH 209- Dust build up on HVAC supply grills and on surfaces in. Clean as appropriate.
- FISH 209- Dust build up in low and high corners and surfaces are too cluttered to clean properly. Continue to wipe down any areas with visible microbial growth until repairs are completed

Physical Plant Operation

-FISH 209- Evaluate the restrooms that back up for source of water intrusion (possibly through the grout) and repair as appropriate. Remove and replace wall material in the four rooms 1 foot up from the floor (the entire length of the wall) and remove baseboard. Replace wall material and baseboard as necessary.

-Note Work orders EQ02200 issued 11/7/11

IAQ Assessment

Location Number

Bayview Elementary School

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Time of Day

Evaluation Date

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="225"/>	<input type="text" value="74.6"/>	<input type="text" value="72 - 78"/>	<input type="text" value="52.9"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="955"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text"/>
Noticeable Odor	<input type="text" value="No"/>		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	<input type="text" value="2 x 4 Lay in"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>
Wall Type	<input type="text" value="Drywall"/>		<input type="text" value="Yes"/>		<input type="text" value="Yes"/>		<input type="text" value="10 Sq Ft"/>
Flooring	<input type="text" value="12 x 12 Vinyl"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text" value="See below"/>
Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
HVAC Supply Grills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="Clean appropriately"/>
HVAC Return Grills	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Ceiling at Supply Grills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Surfaces in Room	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="See Below"/>

Observations

Findings

- FISH 225- Elevated moisture content in walls that back up to restrooms
- FISH 225-Drywall between windows

Site Based Maintenance

- FISH 225- Dust build up on HVAC supply grills and on surfaces in. Clean as appropriate.
- FISH 225- Dust build up in low and high corners and surfaces are too cluttered to clean properly. Continue to wipe down any areas with visible microbial growth until repairs are completed

Physical Plant Operation

-FISH 225- Evaluate the restrooms that back up for source of water intrusion (possibly through the grout) and repair as appropriate. Remove and replace wall material in the four rooms 1 foot up from the floor (the entire length of the wall) and remove baseboard. Replace wall material and baseboard as necessary. - Evaluate cause of water damage between windows and repair as appropriate. Repair/replace wall material as necessary.

IAQ Assessment

Bayview Elementary School

Location Number
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 Evaluation Date

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="227"/>	<input type="text" value="74.7"/>	<input type="text" value="72 - 78"/>	<input type="text" value="53.7"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="1005"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>	
Ceiling Type	<input type="text" value="2 x 4 Lay in"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>			
Wall Type	<input type="text" value="Drywall"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="10 Sq Ft"/>			
Flooring	<input type="text" value="12 x 12 Vinyl"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>			

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text" value="See below"/>
Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
HVAC Supply Grills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="Clean appropriately"/>
HVAC Return Grills	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Ceiling at Supply Grills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Surfaces in Room	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="See Below"/>

Observations

Findings

- FISH 227- Elevated moisture content in walls that back up to restrooms

Site Based Maintenance

- FISH 227- Dust build up on HVAC supply grills and on surfaces in. Clean as appropriate. Continue to wipe down any areas with visible microbial growth until repairs are completed

Physical Plant Operation

-FISH 227- Evaluate the restrooms that back up for source of water intrusion (possibly through the grout) and repair as appropriate. Remove and replace wall material in the four rooms 1 foot up from the floor (the entire length of the wall) and remove baseboard. Replace wall material and baseboard as necessary.

-Note Work orders EQ02200 issued 11/7/11

IAQ Assessment

Bayview Elementary School

Location Number
 Evaluation Requested
 Evaluation Date

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="229"/>	<input type="text" value="74.1"/>	<input type="text" value="72 - 78"/>	<input type="text" value="55.6"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="953"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text"/>
Noticeable Odor	<input type="text" value="No"/>		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	<input type="text" value="2 x 4 Lay in"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>		
Wall Type	<input type="text" value="Drywall"/>		<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="10 Sq Ft"/>		
Flooring	<input type="text" value="12 x 12 Vinyl"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text" value="See below"/>
Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
HVAC Supply Grills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="Clean appropriately"/>
HVAC Return Grills	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Ceiling at Supply Grills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Surfaces in Room	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="See Below"/>

Observations

Findings

- FISH 229- Elevated moisture content in walls that back up to restrooms

Site Based Maintenance

- FISH 229- Dust build up on HVAC supply grills and on surfaces in. Clean as appropriate. Continue to wipe down any areas with visible microbial growth until repairs are completed

Physical Plant Operation

-FISH 229- Evaluate the restrooms that back up for source of water intrusion (possibly through the grout) and repair as appropriate. Remove and replace wall material in the four rooms 1 foot up from the floor (the entire length of the wall) and remove baseboard. Replace wall material and baseboard as necessary.

-Note Work orders EQ02200 issued 11/7/11