

# managing risk with responsibility

Aston A. Henry, Supervisor Telephone: 754 321-1900 Risk Management Department Fax: 754 321-1917

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

For Custodial Supervisor Use Only							
	Custodial Issues Addressed						
	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.

	Bay	view Elementar		Evaluat	ion Requested	October 17, 2011	
Time of Day	1330				E	Evaluation Date	October 17, 2011
Outdoor Condi	tions Tem	perature 7	7.5	Relative Humidity	79	Ambie	nt CO2 444
Fish 209 Noticeable Od	75.5 <b>7</b>	2 - 78	54.8 /isible water	Range 30% - 60%  Visible micro		Amount of	> Ambient
Ceiling Type Wall Type Flooring	2 x 4 Lay  Drywall  12 x 12 Vir	in	No Yes No	growth? No Yes No		material affec	0 Sq Ft
	Clean	Minor Dust / Debris	Needs Cleaning		Correc	ctive Action Re	quired
Ceiling	x						
Walls			Yes			See below	
Flooring	х						
HVAC Supply	Grills x				Cle	an appropriate	ely
HVAC Return	Grills x						
Ceiling at Sup Grills	ply x						
Surfaces in Ro	oom	х				See Below	
bservations							
Findings - FISH 209- E	Elevated mois	sture conter	nt in walls	that back up to	restro	oms	

**IAQ Assessment** 

**Location Number** 

## 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 As	sessment	Location	Number		
	Вау	view Elemer	ntary School		Evaluatio	n Requested [	Octob	per 17, 2011
Time of Day	1400				Ev	aluation Date	Octob	per 17, 2011
Outdoor Condi	tions Ten	nperature	77.5	Relative Humidity	79	Ambie	nt CO2	444
Fish	Temperature	Range R	Relative Humidity	Range	CO2	Ran	ge	# Occupants
225	74.6 <b>7</b>	72 - 78	52.9	30% - 60%	955	Max 700	> Ambie	∍nt
Noticeable Od	or No	] ,	Visible water damage / staining	Visible micr g? growth?		Amount of material affect		
Ceiling Type	2 x 4 Lay	in	No	No	L			
Wall Type	Drywal	I	Yes	Yes		10	O Sq Ft	
Flooring	12 x 12 Vir	nyl	No	No				
	Clean	Minor Du			Correcti	ive Action Re	quired	
Ceiling	х							
Walls			Yes			See below		
Flooring	х							
HVAC Supply	Grills x				Clea	n appropriate	ly	
HVAC Return (	Grills	x						
Ceiling at Sup Grills	ply x							
Surfaces in Ro	pom	х			•	See Below		
bservations								

### <u>Findings</u>

- 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.

	Bay	view Elementar	y School		Evaluat	ion Requested	October	r 17, 2011
Time of Day	1400				I	Evaluation Date	October	r 17, 2011
Outdoor Cond	litions Ten	perature 7	7.5	Relative Humid	lity 79	Ambie	nt CO2	444
			tive Humidity	Range	CO2	Ran	•	Occupants
227	74.7	<b>72 - 78</b>	53.7	30% - 60%	1005	Max 700	> Ambien	t
Noticeable O	dor No		/isible water nage / staining	Visible m g? grow		Amount of material affec		
Ceiling Type	2 x 4 Lay	in	No	No				
Wall Type	Drywall		Yes	Yes	3	10	0 Sq Ft	
Flooring	12 x 12 Vir	ıyl	No	No				
	Clean	Minor Dust / Debris	Needs Cleaning	ı	Corre	ctive Action Re	quired	
Ceiling	X							
Walls			Yes			See below		
Flooring	х							
HVAC Supply	Grills x				Cle	an appropriate	ly	
HVAC Return	Grills	х						
Ceiling at Sup Grills	oply x							
Surfaces in R	oom	x				See Below		
) Dbservations								
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** 

**Location Number** 

	Bay	view Elementar	y School		Evaluat	ion Requested	October	r 17, 2011
Time of Day	1400				F	Evaluation Date	October	r 17, 2011
Outdoor Cond	itions Ten	perature 7	7.5	Relative Humi	dity 79	Ambie	nt CO2	444
		Range Rela	tive Humidity	Range	CO2	Ran	ge #	Occupants
229	74.1	2 - 78	55.6	30% - 60%	953	Max 700	> Ambien	t
Noticeable Oc	dor No		/isible water nage / staining	Visible m g? grow		Amount of material affec		
Ceiling Type	2 x 4 Lay	in	No	No				
Wall Type	Drywall		Yes	Ye	3	10	0 Sq Ft	
Flooring	12 x 12 Vir	nyl	No	No				
	Clean	Minor Dust / Debris	Needs Cleaning	ı	Corre	ctive Action Re	quired	
Ceiling	X							
Walls			Yes			See below		
Flooring	х							
HVAC Supply	Grills x				Cle	an appropriate	ely .	
HVAC Return	Grills	х						
Ceiling at Sup Grills	oply x							
Surfaces in R	oom	X				See Below		
) Dbservations								
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								

**IAQ Assessment** 

**Location Number**