

Aston A. Henry, Supervisor
Risk Management Department

Telephone: 754 321-1900
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July 26, 2012

Signature on File

TO: Chris Carney, Principal
Bennett Elementary School

FROM: Robert Krickovich, Coordinator I, LEA
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 July 24, 2012, I conducted an assessment at **Bennett 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, Project Manager III, Facilities Design and Construction
Broward Teachers Union
Federation of Public Employees

RK/tc
Enc.

IAQ Assessment

Bennett Elementary

Evaluation Date July 24, 2012

Time of Day 2:45

Outdoor Conditions Temperature 90.5

Relative Humidity 62.2

Ambient CO2 417

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
211	71.7	72 - 78	56.9	30% - 60%	461	MAX 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		No		No			
2' X 4' Lay in		Plaster		12" x 12" Vinyl			
No		No		No			
Ceiling Clean	Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	N/a		
Walls Clean	Yes	Inside of Supply Duct Clean	N/A	Inside of Return Duct Clean	N/A		
Flooring Clean	Yes	Ceiling at Supply Grills Clean	N/a				
Room Surfaces Clean	Yes						
Trash Removed	Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No		
Signs of Pests	No	Drain Traps Wet	N/A	Air Fresheners in Room	No		
Room Cluttered	No	Food if Stored in Room is in Sealed Containers	N/A				
Mechanical Equipment Location	Floor Mounted Fan Coil in Room				Mechanical Room Clean	N/A	
Filters Installed Properly	No	Filters Clean	N/A		Inside of HVAC Unit Clean	N/A	
Condensate Pan Clean	N/A	Cooling Coil Clean	N/A				
Fresh Air Intake Location	Outside of Unit ▼				Fresh Air Intake Free of Obstruction	Yes	
Pollutant Sources Near Air Intake	None ▼						

Observations

Complaint that walls in building are dripping wet every morning - Filters do not stay in unit - falling out - taped in - Wood floor under tile is wet.

Corrective Actions to be Completed by Site Based Staff

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Corrective Actions to be Completed by PPO

Repair HVAC unit so filters stay in place	▼
Check HVAC controls and fan interlock	▼
walls wet with condensation every morning	▼
Check flooring and replace as necessary	▼
Repair cause of water intrusion in floor	▼
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	▼
	▼

IAQ Assessment

Bennett Elementary

Evaluation Date July 24, 2012

Time of Day 2:45

Outdoor Conditions Temperature 90.5

Relative Humidity 62.2

Ambient CO2 417

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
212	78.0	72 - 78	76.2	30% - 60%	467	MAX 700 > Ambient	4
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		No		No		
Walls	Plaster		No		No		
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean	Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		N/a
Walls Clean	Yes	Inside of Supply Duct Clean		N/A	Inside of Return Duct Clean		N/A
Flooring Clean	Yes	Ceiling at Supply Grills Clean		N/a			
Room Surfaces Clean	Yes						
Trash Removed	Yes	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room		No
Signs of Pests	No	Drain Traps Wet		N/A	Air Fresheners in Room		No
Room Cluttered	No	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location	Floor Mounted Fan Coil in Room					Mechanical Room Clean	N/A
Filters Installed Properly	No	Filters Clean		N/A	Inside of HVAC Unit Clean		N/A
Condensate Pan Clean	N/A	Cooling Coil Clean		N/A			
Fresh Air Intake Location	Outside of Unit ▼					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None ▼						

Observations

Complaint that walls in building are dripping wet every morning - Filters do not stay in HVAC unit - falling out - taped in - Wood floor under tile is wet - Plexi glass in window bowed out allowing untreated air into room (J55586 called in to repair window) - Musty Odor - Humidity elevated - Water damaged wall by bathroom door

Corrective Actions to be Completed by Site Based Staff

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Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Repair HVAC unit so filters stay in place	▼
Check HVAC controls and fan interlock	▼
walls wet with condensation every morning	▼
Check flooring and replace as necessary	▼
Repair cause of water intrusion in floor	▼
Repair water damaged wall	▼
Expedite work order J55586 for window	▼

IAQ Assessment

Bennett Elementary

Evaluation Date July 24, 2012

Time of Day 2:45

Outdoor Conditions Temperature 90.5

Relative Humidity 62.2

Ambient CO2 417

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
213	69.8	72 - 78	56.3	30% - 60%	470	MAX 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Ceiling		Ceiling		Ceiling	
No		No		No			
Walls		Walls		Walls		Walls	
No		No		No			
Floor		Floor		Floor		Floor	
No		No		No			
Ceiling Clean		HVAC Supply Grills Clean		HVAC Return Grills Clean			
Yes		Yes		N/a		N/a	
Walls Clean		Inside of Supply Duct Clean		Inside of Return Duct Clean			
Yes		N/A		N/A			
Flooring Clean		Ceiling at Supply Grills Clean					
Yes		N/a					
Room Surfaces Clean							
Yes							
Trash Removed		Exhaust Fans Working		Unapproved Chemicals / Cleaners in Room			
Yes		N/A		No			
Signs of Pests		Drain Traps Wet		Air Fresheners in Room			
No		N/A		No			
Room Cluttered		Food if Stored in Room is in Sealed Containers					
No		N/A					
Mechanical Equipment Location		Floor Mounted Fan Coil in Room		Mechanical Room Clean			
				N/A			
Filters Installed Properly		Filters Clean		Inside of HVAC Unit Clean			
No		N/A		N/A			
Condensate Pan Clean		Cooling Coil Clean					
N/A		N/A					
Fresh Air Intake Location		Outside of Unit		Fresh Air Intake Free of Obstruction			
				Yes			
Pollutant Sources Near Air Intake		None					

Observations

Complaint that walls in building are dripping wet every morning - Filters do not stay in unit - falling out - taped in - Wood floor under tile is wet.

Corrective Actions to be Completed by Site Based Staff

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Corrective Actions to be Completed by PPO

Repair HVAC unit so filters stay in place	▼
Check HVAC controls and fan interlock	▼
walls wet with condensation every morning	▼
Check flooring and replace as necessary	▼
Repair cause of water intrusion in floor	▼
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