

managing risk with responsibility

Aston A. Henr Risk Managen	ry, Director nent Department	Telephone: 754 321-1900 Fax: 754 321-1917
July 11, 2013	Signature on File	For Custodial Supervisor Use Only
TO:	Chris Carney, Principal Bennett Elementary School	Custodial Issues Addressed Custodial Issues Not Addressed
FROM:	Robert Krickovich, Coordinator I, LEA Risk Management Department	Custodiai issues ivot radicissed
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On June 25, 2013, 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: 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

June 25, 2013

Time of Day

3:00

Evaluation Date

Bennett Elementary

Outdoor Conditions Temperature 89.6	Relative Humidity	69.1	Ambient CO2 472
Fish Temperature Range Relative I 208 70.8 72 - 78 61	i	CO ² 446	Range # Occupant MAX 700 > 3 Ambient
Noticeable Odor Yes Visible wate staini	ng? gro	microbial owth?	Amount of material affected
Ceiling 2' X 4' Lay in No Walls Plaster No Floor 12" x 12" Vinyl No		Yes	Spotty on all walls
	: Supply	No	HVAC Return
Walls Clean No Inside	Clean Yes of Supply Clean N/A		Grills Clean Inside of Return Duct Clean N/A
	g at Supply Clean N/a		
	n Traps Wet N/A Yes		Unapproved Chemicals / Cleaners in Room
Room Cluttered No Food if Store in Sealed Con	· N/A		Air Fresheners No in Room
Mechanical Equipment Location Floor mounted un			Mechanical Room Clean N/A
. ,	ilters Clean N/A Coil Clean N/A		Inside of HVAC Unit Clean N/A
Fresh Air Intake Location Pollutant Sources Near Air Intake Outside of Room No		▼	Fresh Air Intake Free of Obstruction
Observations Musty odor in room. Spotty microbial growth on a	ll walls, doors and doo	or frames. Hu	ımidity level elevated.
Corrective Actions to be Completed by Site Based			reduce humidity level
		-	urfaces throughout the room nanti-microbial paint
	V	-	
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IAQ Assessment

Bennett Ele	mentary Evaluation Da	te June 25, 2013	_ Time of Day	3:00
Outdoor Conditions Temperatur	e 89.6 Relative	e Humidity 69.1	Ambient CO2 4	72
Fish Temperature Rang 851 71 72 - 7		Range CO ² 665	Range # Oo MAX 700 > Ambient	2
Noticeable Odor Yes Ceiling 2' X 4' Lay in	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Walls Drywall Floor 12" x 12" Vinyl	No No	No No		
Ceiling Clean Yes Walls Clean No Flooring Clean Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean	No No	HVAC Return Grills Clean Inside of Return Duct Clean	No No
Room Surfaces No Clean	Ceiling at Supply Grills Clean	No		
Trash Removed Yes Signs of Pests No	Exhaust Fans Working Drain Traps Wet	Yes	Unapproved Chemicals / Cleaners in Room	No
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location	ard Unit on Back Wall		Mechanical Room Clean	N/A
Filters Installed Properly Condensate Pan Clean N/A	Filters Clean Cooling Coil Clean	N/A	Inside of HVAC Unit Clean	N/A
Fresh Air Intake Location Pollutant Sources Near Air Intake	utside of Unit	▼	Fresh Air Intake Free of Obstruction	
Observations				
Musty odor in room. Heavy dust bu Humidity level elevated. Wall stain			rn grills. HVAC set to 68	degrees.
Corrective Actions to be Complete	d by Site Based Staff	Corrective Action	ns to be Completed by PF	.o

constant a field to the completion by one Europa of	
Clean HVAC supply and return grills with Wexcide	
Clean ceilings around HVAC supply grills	▼
Thoroughly clean all surfaces	▼
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	▼
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Corrective Actions to be Completed by FFO	
Repair HVAC to reduce humidity level	▼
Evaluate HVAC system for proper operation and	▼
repair as appropriate	▼
Thoroughly clean HVAC unit	▼
Evaluate all walls for painting	▼
	▼
	▼
	▼