

Aston A. Henry, Director
Risk Management Department

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August 14, 2014

Signature on File

TO: Donald Lee, Principal
Broadview Elementary School

FROM: Dan Meyer, Project Manager
Risk Management Department

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 August 12, 2014, I conducted an assessment at **Broadview 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, Executive Director, 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

DM/tc
Enc.

IAQ Assessment

Broadview Elementary

Evaluation Date August 12, 2014

Time of Day 2:00 PM

Outdoor Conditions Temperature 91.2 Relative Humidity 87.7 Ambient CO2 435

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
780	73	72 - 78	70.6	30% - 60%	582	MAX 700 > Ambient	3
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
		Yes		Yes		5 tiles	
Ceiling	2' X 4' Lay in		Yes	Yes	Entire classroom wet		
Walls	Drywall		Yes	Yes			
Floor	12" x 12" Vinyl		No	No			
Ceiling Clean	Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes		
Walls Clean	Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes		
Flooring Clean	Yes	Ceiling at Supply Grills Clean	Yes	Unapproved Chemicals / Cleaners in Room	No		
Room Surfaces Clean	No	Exhaust Fans Working	Yes	Air Fresheners in Room	No		
Trash Removed	Yes	Drain Traps Wet	Yes	Food if Stored in Room is in Sealed Containers	N/A		
Signs of Pests	No	Mechanical Equipment Location	Bard like HVAC system in classroom		Mechanical Room Clean	N/A	
Room Cluttered	No	Filters Installed Properly	Yes	Filters Clean			
		Condensate Pan Clean	Yes	Cooling Coil Clean	Yes		
Fresh Air Intake Location	Behind Bard unit/Exterior wall			Fresh Air Intake Free of Obstruction	No		
Pollutant Sources Near Air Intake	No						

Observations

3 ceiling tiles down in the center of the classroom are wet. 2 ceiling tiles by the classroom door are wet. Microbial growth on classroom walls. Roof leaking. wooden blocks in classroom are covered with microbial growth. Fabric chairs have microbial growth and need to be discarded. Classroom was previously wiped down but too much microbial growth remains. All four walls on this modular are wet. Classroom is being moved.

Corrective Actions to be Completed by Site Based Staff

Clean toys/blocks with Wexcide	▼
Discard fabric chairs with visible microbial growth	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate for roof leaks	▼
Remove and replace ceiling tiles	▼
Evaluate and repair cause of water damage to wall material	▼
Remove and replace wall material as necessary	▼
	▼
	▼
	▼
	▼