

Aston A. Henry, Director

managing risk with responsibility

754 321-1900

Telephone:

| Risk Manage | ement Department | Fax: | 754 321-1917 | |
|--------------|---|--|------------------------|--|
| August 22, 2 | 2013 Signature on File | For Custodia | al Supervisor Use Only | |
| TO: | Cyntheria Hunt, Principal Broward Estates Elementary School | Custodial Issues Addressed Custodial Issues Not Addressed | | |
| FROM: | Robert Krickovich, Coordinator I, LEA Risk Management Department | | | |
| SUBJECT: | Indoor Air Quality (IAQ) Assessment | - | | |

On August 16, 2013, I conducted an assessment at **Broward Estates 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

Evaluation Date

Broward Estates Elementary

August 16, 2013

Time of Day

12:30

| outdoor Conditions | Temper | ature 92.8 | Rela | tive Humidity | 68.6 | Ambient CO2 4 | 82 |
|---|-----------|---------------------|--|--------------------|----------------------------|---|---------------|
| | | ange Rela 2 - 78 | tive Humidity 62.6 | Range 30% - 60% | CO ² 578 | | ccupants 3 |
| Noticeable Odor No Visible water da staining? | | | | Visible m grov | | Amount of material affected | |
| | 4' Lay in |] [] r | No | N | _ | | |
| | arpet |] [| Yes | N ₀ | _ | entire room | |
| Ceiling Clean | Yes | | HVAC Supply Grills Clean | Yes | | HVAC Return Grills Clean | Yes |
| Walls Clean Flooring Clean | Yes | | nside of Supply Duct Clean | Yes | | Inside of Return Duct Clean | Yes |
| Room Surfaces Clean | Yes | | Ceiling at Suppl Grills Clean | y Yes | | | |
| Trash Removed | Yes | Exhau | ıst Fans Workin | | | Unapproved Chemicals / Cleaners in Room | |
| Signs of Pests Room Cluttered | No | | Drain Traps Work Stored in Room d Containers | | | Air Fresheners in Room | No |
| Mechanical Equipment Location Outside of FISH 105 (Bard Unit) Mechanical Room Clean | | | | | | N/A | |
| Filters Installed Properly N/A Filters Clean N/A Inside of HVAC Unit Clean N/A Condensate Pan Clean N/A Cooling Coil Clean N/A | | | | | | N/A | |
| Fresh Air Intake Loca Pollutant Sources No | ation | Outside of U | | . [1377] | ▼ | Fresh Air Intake Free of Obstruction | Yes |
| Observations IVAC not working a to signs of water in | | | | | | arpet wet at time of asses age to carpet | sment - |
| Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO | | | | | | | |
| | | | ▼ ▼ | | Repa | air HVAC unit et and replace with tile | ▼ |
| | | | ▼ | 11.61 | ino ve cai pe | or and replace with the | ▼ |
| | | | ▼ | | | | ▼ |
| | | | ▼ | | | | ▼ |
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IAQ Assessment

| Broward Estates Elementary Eva | aluation Date August 16, 2013 Time of Day 12:30 | | | | | | | |
|---|--|--|--|--|--|--|--|--|
| Outdoor Conditions Temperature 92.8 | Relative Humidity 68.6 Ambient CO2 482 | | | | | | | |
| Fish Temperature Range Relative Hur 762 78.4 72 - 78 57.5 | midity Range CO ² Range # Occupants 30% - 60% 623 MAX 700 > 4 Ambient | | | | | | | |
| Noticeable Odor No Visible water do staining | | | | | | | | |
| Ceiling 2' X 4' Lay in No | No | | | | | | | |
| Walls Drywall No | Yes 2 sq ft behind file cabinets | | | | | | | |
| Floor 12" x 12" Vinyl No | No L | | | | | | | |
| Ceiling Clean Yes HVAC S Grills Cl Walls Clean Yes | ··· / Vac Vac | | | | | | | |
| Flooring Clean Yes Inside o | of Supply ean Yes Inside of Return Duct Clean Yes | | | | | | | |
| Room Surfaces Yes Ceiling a Clean Grills Cl | at Supply lean Yes | | | | | | | |
| Trash Removed Yes Exhaust Fans | s Working N/A Unapproved Chemicals / Cleaners in Room No | | | | | | | |
| Signs of Pests No Drain T | Traps Wet Yes Air Fresheners No | | | | | | | |
| Room Cluttered No Food if Stored in Sealed Conta | in Room is In Room | | | | | | | |
| Mechanical Equipment Location FISH 761 Mechanical Room Clean Yes | | | | | | | | |
| Filters Installed Properly Yes Filters Clean Yes Inside of HVAC Unit Clean No | | | | | | | | |
| Condensate Pan Clean Yes Cooling Coil Clean No | | | | | | | | |
| Fresh Air Intake Location Outside of Room ▼ Fresh Air Intake Free of Obstruction Yes | | | | | | | | |
| Pollutant Sources Near Air Intake None of Obstruction | | | | | | | | |
| Observations | | | | | | | | |
| Small area of spotty microbial growth on wall behind file cabinets - wall is dry - most likely caused by condensation from metal file cabinets against wall - PPO to remove and replace damaged wall board behind file cabinets - School to be sure cabinets are not tight to wall - need air flow behind cabinets. | | | | | | | | |
| | | | | | | | | |
| Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO Clean microbial growth from wall surface. | | | | | | | | |
| Clean microbial growth from wall surface ▼ Replace damaged wall material behind cabinets ▼ Do not push cabinets tight to wall ▼ | | | | | | | | |
| | <u>v</u> | | | | | | | |
| | V | | | | | | | |