

Aston A. Henry, Supervisor
Risk Management Department

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August 2, 2012

Signature on File

TO: Katherine Good, Principal
Coconut Creek 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 September 21, 2011, I conducted an assessment at **Coconut Creek 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

RK/jg
Enc.

IAQ Assessment

Coconut Creek Elementary School

Location Number
 Evaluation Requested
 Evaluation Date

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="130"/>	<input type="text" value="71.4"/>	<input type="text" value="72 - 78"/>	<input type="text" value="51.2"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="1331"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="3"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="No"/>		<input type="text" value="Yes"/>		<input type="text" value="No"/>		<input type="text" value="1 stained tile"/>	
Ceiling Type	<input type="text" value="2 x 4 Lay in"/>	<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>	
Wall Type	<input type="text" value="Tackboard"/>	<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>	
Flooring	<input type="text" value="12 x 12 Vinyl"/>	<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
HVAC Supply Grills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
HVAC Return Grills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Ceiling at Supply Grills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="N/A Ceiling Hung Unit"/>
Surfaces in Room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>

Observations

Findings

- FISH 130- CO2 level slightly elevated
- FISH 130- Visible microbial growth on ceiling - spotty @40 square feet
- FISH 130- Elevated humidity level
- FISH 130-Cockroach debris in cabinet over range

Site Based Maintenance

- FISH 130- Remove and replace ceiling tile and monitor. If stain returns contact COMPASS to generate a work order

Physical Plant Operation

- FISH 130-Remove and replace ceiling. Evaluate HVAC system for proper operation repair as appropriate to lower CO2 level. Pest control

-Note Work orders EQ01916 through EQ01918 issued 9/28/11

IAQ Assessment

Coconut Creek Elementary School

Location Number
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Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="301"/>	<input type="text" value="73.4"/>	<input type="text" value="72 - 78"/>	<input type="text" value="49.8"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="602"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="3"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>	
Ceiling Type	<input type="text" value="2 x 4 Lay in"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>		
Wall Type	<input type="text" value="Tackboard"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>		
Flooring	<input type="text" value="12 x 12 Vinyl"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
HVAC Supply Grills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
HVAC Return Grills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Ceiling at Supply Grills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="N/A Ceiling Hung Unit"/>
Surfaces in Room	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>

Observations

Findings

- FISH 301- Exhaust fan not working

Site Based Maintenance

- FISH 301- Standing water on counter top at sink. Ensure spills are cleaned up quickly.
- FISH 301- Ceiling tile at A/C unit not installed properly. Ensure ceiling tiles are installed properly to prevent untreated air from entering occupied space.

Physical Plant Operation

-FISH 301- Evaluate and repair exhaust fan -

-Note Work orders EQ01916 through EQ01918 issued 9/28/11