

Aston A. Henry, Supervisor
Risk Management Department

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May 14, 2012

Signature on File

TO: Katherine Good, Principal
Coconut Creek Elementary School

FROM: Robert Krickovich, Coordinator I, LEA
Facilities and Construction Management

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 November 15, 2012, 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 not identify any existing conditions significantly impacting IAQ or presenting immediate health and safety concerns 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 allergens and / or conditions noted 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 any item/s identified and noted 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: Area Superintendent
Area Directors
Shelley Meloni, Executive Director, Facilities and Construction Management
Mark Dorsett, Acting Director, Physical Plant Operations Division, Maintenance
Sonja Coley, Project Manager III, Facilities and Construction Management
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division
Aston Henry, Supervisor, Risk Management
Broward Teachers Union
Federation of Public Employees

RK/tc
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="117"/>	<input type="text" value="71.2"/>	<input type="text" value="72 - 78"/>	<input type="text" value="47.8"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="1146"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="21"/>
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 ceiling 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" value="None"/>	
Wall Type	<input type="text" value="Tackboard"/>	<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="None"/>	
Flooring	<input type="text" value="12 x 12 Vinyl"/>	<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="None"/>	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Walls	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Flooring	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
HVAC Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
HVAC Return Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Ceiling at Supply Grills	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="N/A"/>
Surfaces in Room	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>

Observations

Findings

- 1 stained ceiling tile at third light fixture from door.
- Non-approved chemicals (1 gallon lavender bleach) under sink. Removed by staff.
- Cardboard boxes in the room being used for storage.
- 15 stuffed animals and 43 small furry toys.
- All wall surfaces covered with papers and posters.
- Room is extremely cluttered. Tables and countertops covered with boxes, books and papers. All areas under tables and counters are used for storage. One mini refrigerator on floor and one microwave oven stored under table. There is only a path from the door to the desks and room cannot be cleaned properly.
- Dust and debris on floor.
- Dust build up on all surfaces throughout the room.

Site Based Maintenance:

- Remove and replace ceiling tile and monitor. If stain returns contact COMPASS to generate a work order for Physical Plant Operations to evaluate for cause.
- Remove all cardboard boxes and store items in plastic containers. Cardboard is a cause of odors and a potential allergen source.
- Remove stuffed animals and furry toys as they collect dust and are a potential allergen source.
- Materials on the walls should not cover more than 20% of the surface and should be removed. Paper collects dust and is a potential allergen source.
- Thoroughly clean and sanitize floor
- Thoroughly clean all surfaces.
- Reduce clutter to reduce potential allergen source and assist with cleaning efforts.
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate