

Aston A. Henry, Supervisor
Risk Management Department

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April 18, 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 January 6, 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 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: 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

Location Number

Coconut Creek Elementary School

Evaluation Requested

Time of Day

Evaluation Date

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input style="width: 40px;" type="text" value="854"/>	<input style="width: 40px;" type="text" value="66.2"/>	<input style="width: 40px;" type="text" value="72 - 78"/>	<input style="width: 40px;" type="text" value="49.3"/>	<input style="width: 40px;" type="text" value="30% - 60%"/>	<input style="width: 40px;" type="text" value="469"/>	<input style="width: 40px;" type="text" value="Max 700 > Ambient"/>	<input style="width: 40px;" type="text" value="1"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input style="width: 60px;" type="text" value="No"/>		<input style="width: 60px;" type="text" value="Yes"/>		<input style="width: 60px;" type="text" value="No"/>		<input style="width: 60px;" type="text" value="3 ceiling tiles"/>	
Ceiling Type	<input style="width: 150px;" type="text" value="2 x 4 Lay In"/>		<input style="width: 40px;" type="text" value="Yes"/>	<input style="width: 60px;" type="text" value="No"/>		<input style="width: 60px;" type="text" value="90 square feet"/>	
Wall Type	<input style="width: 150px;" type="text" value="Drywall"/>		<input style="width: 40px;" type="text" value="Yes"/>	<input style="width: 60px;" type="text" value="Yes"/>		<input style="width: 60px;" type="text" value="None"/>	
Flooring	<input style="width: 150px;" type="text" value="12 x 12 Vinyl"/>		<input style="width: 40px;" type="text" value="No"/>	<input style="width: 60px;" type="text" value="No"/>		<input style="width: 60px;" type="text" value="None"/>	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input style="width: 30px;" type="text" value="Yes"/>	<input style="width: 30px;" type="text" value="No"/>	<input style="width: 30px;" type="text" value="No"/>	<input style="width: 150px;" type="text" value="Remove and replace"/>
Walls	<input style="width: 30px;" type="text" value="No"/>	<input style="width: 30px;" type="text" value="Yes"/>	<input style="width: 30px;" type="text" value="No"/>	<input style="width: 150px;" type="text" value="Remove and replace"/>
Flooring	<input style="width: 30px;" type="text" value="Yes"/>	<input style="width: 30px;" type="text" value="No"/>	<input style="width: 30px;" type="text" value="No"/>	<input style="width: 150px;" type="text" value=""/>
HVAC Supply Grills	<input style="width: 30px;" type="text" value="No"/>	<input style="width: 30px;" type="text" value="Yes"/>	<input style="width: 30px;" type="text" value="Yes"/>	<input style="width: 150px;" type="text" value="Clean as appropriate"/>
HVAC Return Grills	<input style="width: 30px;" type="text" value="No"/>	<input style="width: 30px;" type="text" value="Yes"/>	<input style="width: 30px;" type="text" value="Yes"/>	<input style="width: 150px;" type="text" value="Clean as appropriate"/>
Ceiling at Supply Grills	<input style="width: 30px;" type="text" value="Yes"/>	<input style="width: 30px;" type="text" value="No"/>	<input style="width: 30px;" type="text" value="No"/>	<input style="width: 150px;" type="text" value=""/>
Surfaces in Room	<input style="width: 30px;" type="text" value="Yes"/>	<input style="width: 30px;" type="text" value="No"/>	<input style="width: 30px;" type="text" value="No"/>	<input style="width: 150px;" type="text" value=""/>

Observations

Findings

- Dust build up on HVAC supply and return grills
- Entire interior wall on the exterior side shows signs of water damage two feet high with microbial growth behind the baseboard.
- Walls under both windows are also water damaged. All walls dry at the time of the assessment.
- Sprinkler stains on exterior of building and paint is blistered and bare concrete is showing in some areas. Crack along entire exterior wall 1 -2 feet down from the roof.
- Three stained ceiling tiles (2 by A/C unit duct and 1 at side exterior wall). Visible microbial growth on drywall above ceiling at side exterior wall.

Site Based Maintenance:

- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

Physical Plant Operations:

- Seal exterior of building, seal crack in wall and evaluate and repair windows.
- Repair/replace water damaged wall material throughout - see above (@90 square feet).
- Remove large storage cabinet from interior wall on the exterior side
- Evaluate for cause of stained ceiling tiles and repair as appropriate. Repair/replace ceiling tiles and wall material above ceiling.
- Relocate sprinkler to prevent future water intrusion

- NOTE: Work orders EQ022281 through EQ02285 generated 1-24-12