

Aston A. Henry, Supervisor
Risk Management Department

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April 10, 2012

Signature on File

TO: Ms. Camille Pontillo, Principal
Coral Park 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 February 23, 2012, I conducted an assessment at **Coral Park 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

Coral Park 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: 50px;" type="text" value="503"/>	<input style="width: 50px;" type="text" value="72.9"/>	<input style="width: 50px;" type="text" value="72 - 78"/>	<input style="width: 50px;" type="text" value="58.8"/>	<input style="width: 50px;" type="text" value="30% - 60%"/>	<input style="width: 50px;" type="text" value="700"/>	<input style="width: 50px;" type="text" value="Max 700 > Ambient"/>	<input style="width: 50px;" type="text" value="10"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input style="width: 50px;" type="text" value="No"/>		<input style="width: 50px;" type="text" value="No"/>		<input style="width: 50px;" type="text" value="No"/>		<input style="width: 50px;" type="text" value="None"/>	
Ceiling Type	<input style="width: 50px;" type="text" value="2 x 4 Lay In"/>		<input style="width: 50px;" type="text" value="No"/>	<input style="width: 50px;" type="text" value="No"/>	<input style="width: 50px;" type="text" value="None"/>		
Wall Type	<input style="width: 50px;" type="text" value="Drywall"/>		<input style="width: 50px;" type="text" value="No"/>	<input style="width: 50px;" type="text" value="No"/>	<input style="width: 50px;" type="text" value="None"/>		
Flooring	<input style="width: 50px;" type="text" value="12 x 12 Vinyl"/>		<input style="width: 50px;" type="text" value="No"/>	<input style="width: 50px;" type="text" value="No"/>	<input style="width: 50px;" type="text" value="None"/>		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input style="width: 50px;" type="text" value="Yes"/>	<input style="width: 50px;" type="text" value="No"/>	<input style="width: 50px;" type="text" value="No"/>	<input style="width: 50px;" type="text"/>
Walls	<input style="width: 50px;" type="text" value="Yes"/>	<input style="width: 50px;" type="text" value="No"/>	<input style="width: 50px;" type="text" value="No"/>	<input style="width: 50px;" type="text"/>
Flooring	<input style="width: 50px;" type="text" value="Yes"/>	<input style="width: 50px;" type="text" value="No"/>	<input style="width: 50px;" type="text" value="No"/>	<input style="width: 50px;" type="text"/>
HVAC Supply Grills	<input style="width: 50px;" type="text" value="Yes"/>	<input style="width: 50px;" type="text" value="No"/>	<input style="width: 50px;" type="text" value="No"/>	<input style="width: 50px;" type="text"/>
HVAC Return Grills	<input style="width: 50px;" type="text" value="Yes"/>	<input style="width: 50px;" type="text" value="No"/>	<input style="width: 50px;" type="text" value="No"/>	<input style="width: 50px;" type="text"/>
Ceiling at Supply Grills	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text"/>	<input style="width: 50px;" type="text" value="N/A"/>
Surfaces in Room	<input style="width: 50px;" type="text" value="Yes"/>	<input style="width: 50px;" type="text" value="No"/>	<input style="width: 50px;" type="text" value="No"/>	<input style="width: 50px;" type="text"/>

Observations

Findings
 - Dust build up inside HVAC return duct

Site Based Maintenance:
 - 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:
 - Clean HVAC return drops

IAQ Assessment

Coral Park 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="506"/>	<input type="text" value="71.7"/>	<input type="text" value="72 - 78"/>	<input type="text" value="64.7"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="676"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="10"/>
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" value="None"/>	
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="Drywall"/>		<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="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
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="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>

Observations

Findings

- Dust build up inside HVAC return duct
- Humidity level elevated

Site Based Maintenance:

- 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:

- Clean HVAC return drops
- Evaluate HVAC system for proper operation and repair as appropriate to lower humidity level