

Aston A. Henry, Director
Risk Management Department

Telephone: 754 321-1900
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October 28, 2014

Signature on File

TO: Vonda Oliver, Principal
Coral Springs Elementary School

FROM: Dan Meyer, Project Manager
Risk Management Department

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 October 27, 2014, I conducted an assessment at **Coral Springs 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, Executive Director, 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

DM/tc
Enc.

IAQ Assessment

Coral Springs Elementary

Evaluation Date October 27, 2014

Time of Day 1:30

Outdoor Conditions Temperature 84.2 Relative Humidity 49.1 Ambient CO2 424

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
105	75.4	72 - 78	36.3	30% - 60%	788	MAX 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		2' X 4' Lay in		Plaster / Drywall		Carpet	
No		No		Yes		No	
Yes		Yes		No		2' X 18'	
Yes		Yes		No		No	
Ceiling Clean		Walls Clean		Flooring Clean		Room Surfaces Clean	
Yes		Yes		No		Yes	
HVAC Supply Grills Clean		Inside of Supply Duct Clean		Ceiling at Supply Grills Clean		HVAC Return Grills Clean	
Yes		Yes		Yes		Yes	
Trash Removed		Signs of Pests		Room Cluttered		Exhaust Fans Working	
Yes		No		No		N/A	
Drain Traps Wet		Food if Stored in Room is in Sealed Containers		Unapproved Chemicals / Cleaners in Room		Air Fresheners in Room	
Yes		N/A		No		No	
Mechanical Equipment Location		Filters Installed Properly		Condensate Pan Clean		Mechanical Room Clean	
FISH #109		Yes		Yes		Yes	
Filters Clean		Cooling Coil Clean		Inside of HVAC Unit Clean		Fresh Air Intake Free of Obstruction	
Yes		Yes		Yes		Yes	
Fresh Air Intake Location		Pollutant Sources Near Air Intake					
Ducted to roof-top		No					

Observations

Water damage was caused by a leaking shower pan which was replaced over the Summer. Microbial growth on wall board behind cove base. Wall was wet at the time of inspection and needs to be opened up and checked for additional water leaks (wall backs up to two bathrooms). Carpet has water damage and rust stains and should be replaced.

Corrective Actions to be Completed by Site Based Staff

	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of water damage	▼
Remove and replace wall material as necessary	▼
Replace carpet with floor tile	▼
	▼
See observations for additional information	▼
	▼
	▼
	▼