

managing risk with responsibility

Aston A. Henry, Direc Risk Management Dep	
July 31, 2014	Signature on File

- TO: Robert Schneider, Principal Davie Elementary School
- FROM: Richard Rosa, Project Manager Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

<u> </u>	
Telephone:	754 321-1900
Fax:	754 321-1917

Fo	r Custodial Supervisor Use Only
	Custodial Issues Addressed
	Custodial Issues Not Addressed

On July 16, 2014, I conducted an assessment at **Davie 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

RR/tc Enc.

	IAQ Assess	ment		
Davie	Elementary Evaluation Dat	te July 16, 2014	Time of Day	2:00
Outdoor Conditions Tempera	ture 87.4 Relative	e Humidity 82.1	Ambient CO2 4	22
		Range CO % - 60% 428		ccupants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsTack BoardFloor12" x 12" Vinyl	No No	No No		
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes		
Trash Removed Yes	Exhaust Fans Working	Yes	Unapproved Chemicals / Cleaners in Room	No
Signs of PestsNoRoom ClutteredNo	Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location	FISH 149		Mechanical Room Clean	Yes
Filters Installed Properly Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes	Cooling Coil Clean	Yes		
Fresh Air Intake Location Pollutant Sources Near Air	Roof top	▼ ▼	Fresh Air Intake Free of Obstruction	Yes
Intake	עזין			
Observations The concern was when construc was visible. The HFSP washed th				

Corrective Actions to be Completed by Site Based Staff

▼
▼
▼
▼
▼
▼
▼
▼

Corrective Actions to be Completed by PPO

▼
▼
▼
▼
▼
▼
▼
▼

Fish Temperature Range Relative Humidity Range CO ² Range 140 75.3 72 - 78 40.8 30% - 60% 407 MAX 700 > Noticeable Odor No Visible water damage / staining? Visible microbial growth? Amount of material affect Ceiling 2' X 4' Lay in No No No Walls Tack Board No No Mo Floor 12" x 12" Vinyl No No HVAC Supply Grills Clean HVAC Return Grills Clean Walls Clean Yes Inside of Supply Duct Clean Yes Inside of Return Duct Clean Flooring Clean Yes Ceiling at Supply Yes Inside of Return Duct Clean	
Fish Temperature Range Relative Humidity Range CO ² Range 140 75.3 72 - 78 40.8 30% - 60% 407 MAX 700 > Noticeable Odor No Visible water damage / staining? Visible microbial growth? Amount of material affect Ceiling 2' X 4' Lay in No No No Walls Tack Board No No Mo Floor 12" x 12" Vinyl No No HVAC Supply Grills Clean HVAC Return Grills Clean Walls Clean Yes Inside of Supply Duct Clean Yes Inside of Return Duct Clean Flooring Clean Yes Ceiling at Supply Yes Inside of Return Duct Clean	1:15
140 75.3 72 - 78 40.8 30% - 60% 407 MAX 700 > Ambient Noticeable Odor No Visible water damage / staining? Visible microbial growth? Amount of material affect Ceiling 2' X 4' Lay in No No No Image: staining? Amount of material affect Walls Tack Board No No No Image: staining? Motion of material affect Floor 12" x 12" Vinyl No No No Image: staining? HVAC Supply Grills Clean HVAC Return Grills Clean Walls Clean Yes Inside of Supply Duct Clean Yes Inside of Return Duct Clean Flooring Clean Yes Ceiling at Supply Duct Clean Yes Inside of Return Duct Clean	422
Noticeable Odor No visible water damage / staining? instruction of the staining? material affect of the staining? Ceiling 2' X 4' Lay in No No No Instruction of the staining? material affect of the staining? Walls Tack Board No No No Instruction of the staining? material affect of the staining? Walls Tack Board No No No Instruction of the staining? Material affect of the staining? Floor 12" x 12" Vinyl No No No Instruction of the staining? MVAC Return of the staining? Ceiling Clean Yes HVAC Supply Grills Clean Yes HVAC Return of the staining? HVAC Return of the staining? Walls Clean Yes Inside of Supply Duct Clean Yes Inside of Return Duct Clean Flooring Clean Yes Ceiling at Supply Yes Duct Clean	# Occupants
Ceiling 2' X 4' Lay in No Walls Tack Board No Floor 12" x 12" Vinyl No Ceiling Clean Yes HVAC Supply Grills Clean Yes Walls Clean Yes Inside of Supply Duct Clean Yes Flooring Clean Yes Inside of Return Duct Clean	
Walls Clean Yes Grills Clean Yes Grills Clean Walls Clean Yes Inside of Supply Duct Clean Yes Inside of Return Duct Clean Room Surfaces Yes Ceiling at Supply Yes	
Flooring Clean Yes Duct Clean Yes Duct Clean Room Surfaces Yes Ceiling at Supply Yes	Yes
	urn Yes
Clean Grills Clean Tes	
Trash Removed Yes Unapproved Chemic Image: Cleaners in Room Cleaners in Room	cals / No
Signs of Pests No Drain Traps Wet N/A Room Cluttered No Food if Stored in Room is in Sealed Containers N/A	No
Mechanical Equipment Location FISH 149 Mechanical Room C	lean Yes
Filters Installed Properly Yes Filters Clean Yes Inside of HVAC Unit C	Clean Yes
Condensate Pan Clean Yes Cooling Coil Clean Yes	
Fresh Air Intake Location Roof top Fresh Air Intake For Obstruction Pollutant Sources Near Air No Image: Source Structure	Free Yes
Observations The concern was when construction paper was removed from the tack board wall surfaces, dirt or microl was visible. The HFSP washed the walls with wexcide and there was no sign of staining at the time of the	

Corrective Actions to be Completed by Site Based Staff

▼
▼
▼
▼
▼
▼
▼
▼

Corrective Actions to be Completed by PPO

▼
▼
▼
▼
▼
▼
▼
▼

	IAQ Assessi	ment	
Davi	e Elementary Evaluation Dat	e July 16, 2014	Time of Day 2:30
Outdoor Conditions Tempe	erature 87.4 Relative	Humidity 82.1	Ambient CO2 422
		Range CO ² % - 60% 429	Range # Occupants MAX 700 > Ambient
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected
Ceiling2' X 4' Lay inWallsTack BoardFloor12" x 12" Vinyl	Yes No No	No No	3 stains < 1 sq ft
Ceiling Clean No Walls Clean Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean Yes
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes	
Trash Removed Yes	Exhaust Fans Working	Yes	Unapproved Chemicals / No
Signs of Pests No Room Cluttered No	Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners No in Room
Mechanical Equipment Location	FISH 211		Mechanical Room Clean Yes
	Filters Clean	Yes Yes	Inside of HVAC Unit Clean Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake	Roof top No	▼ ▼	Fresh Air Intake Free Yes
Observations			
At the time of the assessment, use the correct size filters	there was a 12" gap in filters. To	o much space for a fill	ter spacer. I advised the HFSP to

Corrective Actions to be Completed by Site Based Staff

	-
Install proper filters, tape and date.	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

· · · · ·	
Evaluate and repair cause of stained ceiling tiles	▼
	▼
	▼
	▼
	▼
	▼

IAQ Assessment			
Davie Elementary	valuation Date July 16, 2014 Time of Day 12:30		
Outdoor Conditions Temperature 87.4	Relative Humidity 82.1 Ambient CO2 422		
FishTemperatureRangeRelative H85077.572 - 7860.5			
Noticeable OdorNoVisible water staininCeiling2' X 4' Lay inNo			
Walls Drywall Yes Floor 12" x 12" Vinyl No	No < 2 sq ft No		
Grills Gr	of Supply Inside of Return		
	g at Supply		
Trash RemovedYesExhaust FarSigns of PestsNoDrainRoom ClutteredNoFood if Stored in Sealed Control	Traps Wet N/A Cleaners in Room No Air Fresheners No in Room is N/A in Room		
Mechanical Equipment Location Bard like HVAC sy	vstem in classroom Mechanical Room Clean N/A		
	ters Clean N/A Inside of HVAC Unit Clean No Coil Clean N/A		
Fresh Air Intake Location Behind Bard unit/l Pollutant Sources Near Air Grass and landsca Intake Grass and landsca	of Obstruction Yes		
Observations			

Repair interior drywall under North window, (East portion under window). In the back of the classroom, there is an enclosure that confines a computer patch panel. Heavy dust in and around patch panel and return air grill. Reset the humidastat that is located in the unit behind the return air grill. Secure HVAC unit and vacuum interior of unit when return air grill has been removed for cleaning.

Corrective Actions to be Completed by Site Based Staff

Clean dust build up in patch panel area	▼
Vacuum/wipe return grill	
Evaluate replacement of HVAC filter	
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of water damage	▼
Repair interior water damage under window	
Repair HVAC to reduce humidity level	
	▼
	▼
	▼
See observations for additional information	
	▼

Ş