

Aston A. Henry, Task Assigned Director

managing risk with responsibility

754 321-1900

Telephone:

Risk Managem	ent Department	Fax:	754 321-1917
April 22, 2013	Signature on File	For Custodial Supervisor Use Only	
TO:	Eliot Tillinger, Principal Everglades Elementary School		Issues Addressed Issues Not Addressed
FROM:	Richard Rosa, Project Manager Facilities Design and Construction		
SUBIECT:	Indoor Air Ouality (IAO) Assessment	-	

On March 26, 2013, I conducted an assessment at **Everglades 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: Directors, School Performance & Accountability
Shelley Meloni, Task Assigned Chief Facilities & Construction Officer, Facilities & Construction
Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
Roy Norton, Manager, Custodial/Grounds, Physical Plant Operations Division
Aston Henry, Task Assigned Director, Risk Management
Sonja Coley, Senior Project Manager, Facilities Design and Construction
Broward Teachers Union
Federation of Public Employees

RR/tc Enc.

IAQ Assessment

March 26, 2013

Time of Day

12:30

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Evaluation Date

Everglades Elementary

Outdoor Conditions Temperature 66.7	Relative Humidity 32 Ambient CO2 389			
	ve Humidity Range CO ² Range # Occupants 31.5 30% - 60% 428 MAX 700 > Ambient			
	ater damage / Visible microbial Amount of aining? growth? material affected			
	No No			
- 10" 40" \(\)	No No L			
Floor 12" x 12" Vinyl	No No L			
	VAC Supply rills Clean Yes HVAC Return Grills Clean Yes			
Walls Clean Yes Ins	side of Supply Inside of Return			
	Yes Duct Clean No			
	eiling at Supply rills Clean Yes			
Trash Removed Yes Exhaust	t Fans Working Yes Unapproved Chemicals / Cleaners in Room No			
Signs of Pests No D	Orain Traps Wet N/A Air Fresheners No			
Noon Glattorea 100	ored in Room is Containers N/A In Treshellers NO NO NO NO NO NO NO NO NO N			
Mechanical Equipment Location FISH 862 & 860	0 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 Roof top Fresh Air Intake Free of Obstruction				
Pollutant Sources Near Air Intake	of Obstruction ▼			
Observations				
The on site staff did not know which mechanical room operated F-875.				
Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO				
Thoroughly clean horizontal surfaces	▼ Clean HVAC return drops ▼			
Encourage occupant to reduce clutter	▼			
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