

managing risk with responsibility

Aston A. Henry, Supervisor Telephone: 754 321-1900 Risk Management Department Fax: 754 321-1917

August 2, 2012 Signature on File

TO: Michelle Engram, Principal

Fairway Elementary School

FROM: Richard Rosa, Project Manager

Facilities Design and Construction

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only						
	Custodial Issues Addressed					
	Custodial Issues Not Addressed					

On November 3, 2011, I conducted an assessment at **Fairway 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, Executive Director, Facilities Design and Construction
Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
Roy Norton, Manager, Custodial/Grounds, Physical Plant Operations Division
Aston Henry, Supervisor, Risk Management
Sonja Coley, Senior Project Manager, Facilities Design and Construction
Broward Teachers Union
Federation of Public Employees

RR/jg Enc.

Fairway Elementary School						Evaluation Requested November 3, 2011			
Time of Day	1145				I	Evaluation Date	November 3, 2011		
Outdoor Condi	tions Te	mperature	80.5	Relative Humidit	y 54.1	Ambien	nt CO2 445		
Fish	Temperature	Range I	Relative Humidity	Range	CO2	Rang	ge # Occupants		
110	72.9	72 - 78	58.8	30% - 60%	629		> Ambient		
Noticeable Odor No			Visible water Visible micro damage / staining? growth?			7			
Ceiling Type	2 x 4 La	y in	No	No]				
Wall Type	Tackboard/	Drywall	Yes	No]	Wet wa	II per meter		
Flooring	12 x 12 v	rinyl	No	No]				
	Clean	Minor Du / Debris			Corre	ctive Action Rec	quired		
Ceiling	х								
Walls			Yes		See Below				
Flooring			Yes		See Below				
HVAC Supply Grills			Yes		Clean appropriately				
HVAC Return	Grills x								
Ceiling at Sup	ply	х			Cle	ean appropriatel	y		
Surfaces in Ro	oom		Yes		Clean appropriately				
bservations									

IAQ Assessment

Location Number

<u>Findings</u>

- FISH 110- Elevated moisture and visible water damage/staining on wall adjacent to restroom and around the corner extending to the north wall.
- FISH 110 Crack in floor by cabinetry

Site Based Maintenance

- FISH 110 Clean HVAC supply grills and ceilings at supply grills
- Redirect lawn sprinklers away from building

Physical Plant Operation

- FISH 110- Remove and replace wall material the entire length and up 4 feet as identified above. Remove cabinets and inspect for water damage. Evaluate crack in floor by cabinetry

-Note Work orders EQ2223 through EQ02224 issued 11/14/11

	Fair	way Elementar	y School		Evaluation	Requested [November 3, 2011
Time of Day	1330				Eval	luation Date	November 3, 2011
Outdoor Cond	itions Tem	perature 8	0.5	Relative Humid	ity 54.1	Ambie	nt CO2 445
Fish 754 Noticeable Oc Ceiling Type Wall Type Flooring	70.4 7	2 - 78 dam	tive Humidity 57.1 /isible water age / staining No Yes	30% - 60% Visible mi growt No		Amount of	> Ambient
	Clean	Minor Dust / Debris	Needs Cleaning	No	Correctiv	e Action Re	quired
Ceiling Walls	<u>x</u>		Yes		S	ee Below	
Flooring	х						
HVAC Supply	Grills	X			Clean	appropriate	ly
HVAC Return	Grills	x			Clean	appropriate	ely
Ceiling at Sup Grills	oply x						
Surfaces in Ro	oom		Yes		Clean	appropriate	ely
bservations							
Findings							

IAQ Assessment

Location Number

- FISH 754- Elevated moisture and visible water damage/staining on wall under windows (north wall)

Site Based Maintenance

- FISH 754 Clean HVAC supply grills and ceilings at supply grills
- Redirect lawn sprinklers away from building

Physical Plant Operation

- FISH 754- Remove and replace wall material under windows as identified above. Remove cabinets under windows and inspect for water damage. Seal the exterior cracks in the stucco of the building prior to interior remediation.

-Note Work orders EQ2223 through EQ02224 issued 11/14/11

	Fair	way Elementar	y School		Evaluation I	Requested [November 3, 2011
Time of Day	1230				Evalu	uation Date	November 3, 2011
Outdoor Condi	itions Tem	perature 8	0.5 R	elative Humidity	y 54.1	Ambier	nt CO2 445
Fish 758 Noticeable Od Ceiling Type Wall Type Flooring	76.4	2 - 78 dam	ive Humidity 54.4 30 isible water age / staining? No Yes No	Range 0% - 60% Visible micr growth No No		Amount of naterial affect	> Ambient
Ceiling	Clean	Minor Dust / Debris	Needs Cleaning		Corrective	e Action Red	quired
Walls			Yes		Se	ee Below	
Flooring	x						
HVAC Supply	Grills	x			Clean	appropriate	ly
HVAC Return	Grills	x			Clean	appropriate	ly
Ceiling at Sup Grills	pply x						
Surfaces in Ro	oom		Yes		Clean	appropriate	ly
bservations							
Finalina.							

IAQ Assessment

Location Number

- FISH 758- Elevated moisture and visible water damage/staining on wall under east window (north wall)

Site Based Maintenance

- FISH 758 Clean HVAC supply grills and ceilings at supply grills
- FISH 758 Clean elevated surfaces to remove dust
- Redirect lawn sprinklers away from building

Physical Plant Operation

- FISH 758- Remove and replace wall material under windows as identified above. Remove cabinets under windows and inspect for water damage. Seal the exterior cracks in the stucco of the building prior to interior remediation.

-Note Work orders EQ2223 through EQ02224 issued 11/14/11