

managing risk with responsibility

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

April 10, 2012

Signature on File

TO: Ms. Janice Crosby, Principal

Flamingo Elementary School

FROM: Richard Rosa, Project Manager

Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment

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

On April 2, 2012, I conducted an assessment at **Flamingo 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

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Federation of Public Employees

RR/tc Enc.

IAQ Assessment

Flamingo E	Elementary Evaluation Dat	e April 2, 2012	Time of Day 1100
Outdoor Conditions Temperat	ture 75.9 Relative	Humidity 70.8	Ambient CO2 458
Fish Temperature Rar 124 70.1 72 -		Range CO ² 913	Range # Occupants MAX 700 > Ambient
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected
Ceiling 2' x 4'	Yes	No	2 ceiling tiles (2 sq ft)
Walls Tack Board	No	No	
Floor 12" x 12" Vinyl	No	No	
Ceiling Clean No	HVAC Supply Grills Clean	No	HVAC Return Grills Clean
Walls Clean Yes Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean No
Room Surfaces No Clean	Ceiling at Supply Grills Clean	No	
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room
Signs of Pests No Room Cluttered No	Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A No	Air Fresheners No in Room
Mechanical Equipment Location	FISH 109		Mechanical Room Clean Yes
Filters Installed Properly Yes	Filters Clean	No	nside of HVAC Unit Clean Yes
Condensate Pan Clean Yes	Cooling Coil Clean	Yes	
Fresh Air Intake Location	Return air plenum, open AHR	▼	Fresh Air Intake Free Yes
Pollutant Sources Near Air Intake	No	▼	or obstruction
Observations			
HFSP states that since Hurricane a rooftop overflow stain. It appea adjacent to the overflow stain on	rs to be far from the roof/rain		e exterior of the building there is stains are in the classroom
The HFSP stated he will replace a		eek.	

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean elevated surfaces	•
Filters to be replaced and dated properly	•
Clean HVAC supply grills with Wexcide	•
Clean ceilings around HVAC supply grills	•
Remove and replace stained ceiling tiles	▼
	•
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tiles	▼
Set Temperature to 72 - 78 degrees	▼
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IAQ Assessment

Flamingo Elem	nentary Evaluation Da	April 2, 2012	Time of Day 10)15
Outdoor Conditions Temperature	75.9 Relativ	e Humidity 70.8	Ambient CO2 45	8
Fish Temperature Range 183 68.7 72 - 78	Relative Humidity 52.8 30	Range <u>CO</u> ² 786	Range # Occ MAX 700 > Ambient	cupants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' x 4'	Yes	No	1 ceiling tile < 2 sq ft	!
Walls Drywall/Tackboard	No	No		
Floor 12" x 12" Vinyl	No	No		
Ceiling Clean No Walls Clean Yes	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	Yes
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
Room Surfaces No Clean	Ceiling at Supply Grills Clean	No		
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No	Drain Traps Wet	N/A	Air Fresheners	□ Na □
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	in Room	No
Mechanical Equipment Location FIS	H 170		Mechanical Room Clean	Yes
Filters Installed Properly Yes	Filters Clean	No	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes	Cooling Coil Clean	Yes		
Fresh Air Intake Location Ret	urn air plenum, open AHF	₹ ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake		▼	or obstruction	
Observations				
Stained ceiling tile in room recently replaced by the HFSP. The location of the roof leak is approximately 6' South of the sink in room.				
The HFSP stated he will replace all filters and date them this week.				
Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO				
Clean dust and debris from ceilings ▼ Set Temperature to 72 - 78 degrees ▼				

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Corrective Actions to be completed by 1.1.C	
Set Temperature to 72 - 78 degrees	▼
Evaluate and repair cause of stained ceiling tiles	▼
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