

Aston A. Henry, Director
Risk Management Department

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August 5, 2013

Signature on File

TO: John Vetter, Principal
Floranada Elementary School

FROM: Robert Krickovich, Coordinator I, LEA
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 August 1, 2013, I conducted an assessment at **Floranada 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, 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, Director, Risk Management
Sonja Coley, Senior Project Manager, Facilities & Construction
Broward Teachers Union
Federation of Public Employees

RK/tc
Enc.

IAQ Assessment

Floranada Elementary

Evaluation Date August 1, 2013

Time of Day 2:45

Outdoor Conditions Temperature 89.7 Relative Humidity 56.0 Ambient CO2 494

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
127	70.1	72 - 78	68.8	30% - 60%	491	MAX 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
2' X 4' Lay in		No		No		Spotty Microbial Growth	
Drywall		No		No			
12" x 12" Vinyl		No		No			

Ceiling Clean	<input checked="" type="checkbox"/>	HVAC Supply Grills Clean	<input checked="" type="checkbox"/>	HVAC Return Grills Clean	<input checked="" type="checkbox"/>
Walls Clean	<input checked="" type="checkbox"/>	Inside of Supply Duct Clean	<input checked="" type="checkbox"/>	Inside of Return Duct Clean	<input checked="" type="checkbox"/>
Flooring Clean	<input checked="" type="checkbox"/>	Ceiling at Supply Grills Clean	<input type="checkbox"/>		
Room Surfaces Clean	<input checked="" type="checkbox"/>				

Trash Removed	<input checked="" type="checkbox"/>	Exhaust Fans Working	<input checked="" type="checkbox"/>	Unapproved Chemicals / Cleaners in Room	<input type="checkbox"/>
Signs of Pests	<input type="checkbox"/>	Drain Traps Wet	<input checked="" type="checkbox"/>	Air Fresheners in Room	<input type="checkbox"/>
Room Cluttered	<input type="checkbox"/>	Food if Stored in Room is in Sealed Containers	<input type="checkbox"/>		

Mechanical Equipment Location	FISH 128	Mechanical Room Clean	<input checked="" type="checkbox"/>
Filters Installed Properly	<input checked="" type="checkbox"/>	Filters Clean	<input checked="" type="checkbox"/>
Condensate Pan Clean	<input checked="" type="checkbox"/>	Cooling Coil Clean	<input checked="" type="checkbox"/>
		Inside of HVAC Unit Clean	<input checked="" type="checkbox"/>

Fresh Air Intake Location	Outside of Room ▼	Fresh Air Intake Free of Obstruction	<input checked="" type="checkbox"/>
Pollutant Sources Near Air Intake	Parking Lot / Driveway ▼		

Observations

Drywall walls damp (18% WME) - spotty microbial growth on some walls (30 Sq Ft max) - Spotty microbial growth on door to restroom 127A - spotty microbial growth on ceiling tiles around supply grills (33 Tiles) - Room 126 spotty microbial growth on wall around 126A (6 Sq Ft) - spotty microbial on 6 ceiling tiles @ supply grills - Room 129 spotty growth on 6 ceiling tiles around supply grills.

Found both A/C units in 128 in hand position (changed to AUTO)

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean all surfaces	▼
Ensure all HVAC unit controls are in AUTO	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Remove and replace ceiling tiles with microbial growth	▼
	▼
	▼
	▼
Work order J607878 and EQ14502 generated	▼
	▼
	▼