

managing risk with responsibility

Aston A. Henry, Task Assigned Director Risk Management Department		Telephone: Fax:	754 321-1900 754 321-1917
May 2, 2013	Signature on File	For Custodial Supervisor Use Only	
TO:	Marvis Ward, Principal Martin Luther King Elementary School		ues Addressed
FROM:	Robert Krickovich, Coordinator I, LEA Facilities Design and Construction	Custodial Issu	aes Not Addressed
SUBJECT:	Indoor Air Quality (IAQ) Assessment		

On April 8, 2013, I conducted an assessment at **Martin Luther King 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, Supervisor, Risk Management Sonja Coley, Senior Project Manager, Facilities Design and Construction Broward Teachers Union Federation of Public Employees

RK/tc Enc.

IAQ Assessment							
Martin Luther King B	Elementary Evaluation Date	e April 8, 2013	Time of Day 1	1:30			
Outdoor Conditions Tempera	ture 83.8 Relative	Humidity 44.3	Ambient CO2 46	61			
		Range CO ² % - 60% 754		2			
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	_			
Ceiling 2' X 4' Lay in	No	No					
Walls Drywall Floor 12" x 12" Vinyl	No	Yes	Spotty				
Ceiling Clean Yes Walls Clean Yes Flooring Clean Yes Room Surfaces Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply	No Yes No	HVAC Return Grills Clean Inside of Return Duct Clean	Yes			
Clean Trash Removed Yes Signs of Pests No Room Cluttered No	Grills Clean Exhaust Fans Working Drain Traps Wet Food if Stored in Room is	N/A N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No Yes			
Mechanical Equipment Location	in Sealed Containers FISH 103B		Mechanical Room Clean	Yes			
Filters Installed Properly Yes Condensate Pan Clean Yes		Yes Yes	Inside of HVAC Unit Clean	Yes			
Fresh Air Intake Location Pollutant Sources Near Air Intake	Roof top NW 31 Ave	▼	Fresh Air Intake Free of Obstruction	Yes			
Observations							
Spotty microbial growth on wall where white board was removed - supply grill blocked with piece of paper inside - GLADE pop up and RENUZIT pop up in room - Supply air grill dirty - Ceilings at supply grills dirty (PPO to replace ceiling tile at Fire Sprinkler)							

Corrective Actions to be Completed by Site Based Staff

· · ·			
Clean ceilings around HVAC supply grills			
Clean HVAC supply grills with Wexcide	▼		
Clean dust and microbial growth from wall surface	▼		
with Wexcide and monitor	▼		
Remove paper from supply grill - Do Not Block	▼		
Remove chemicals and/or air fresheners	▼		
	▼		
	▼		

Corrective Actions to be Completed by PPO

Replace ceiling tile at fire sprinkler	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼