

Aston A. Henry, Supervisor
Risk Management Department

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April 16, 2012

Signature on File

TO: Linda Pazos, Principal
Lakeside Elementary School

FROM: Richard Rosa, Project Manager
Facilities and Construction Management

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 January 17, 2012, I conducted an assessment at **Lakeside 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
Federation of Public Employees

RR/tc
Enc.

IAQ Assessment

Location Number 3591
 Evaluation Requested January 12, 2012
 Evaluation Date January 17, 2012

Lakeside Elementary School

Time of Day 10:30

Outdoor Conditions Temperature 76 Relative Humidity 50.4 Ambient CO2 479

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-1281VE	72	72 - 78	53.1	30% - 60%	1549	Max 700 > Ambient	19
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	Drywall		Yes	No	1 square foot in restroom		
Wall Type	Homasote		No	No	None		
Flooring	Carpet/VCT		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings

- Elevated CO2 and humidity
- Visible stain on restroom ceiling
- Dust build up on surfaces throughout the room

Site Based Maintenance:

- Clean surfaces throughout the room
- Encourage occupant to reduce clutter to assist with cleaning efforts. Also, nearly 80% of the walls are covered with paper and their are stuffed animals and blankets. Ensure stuffed animals and blankets are cleaned frequently as they collect dust and are a potential source of allergens.
- Staining on ceiling in restroom (HFSP advised roof had been repaired and the stain was old). Stain was dry at the time of the assessment. Clean and paint area with Kilz and monitor. If stain returns contact COMPASS to generate a work order for Physical Plant Operations to evaluate.
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

Physical Plant Operations:

- Evaluate the HVAC system for proper operation and repair as appropriate to lower CO2 and humidity.
- Clean HVAC supply and return drops

- NOTE: Work orders EQ02300 and EQ02301 generated 2-8-12