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Risk Management Department

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April 13, 2012

Signature on File

TO: Olivia Vega, Principal
Thurgood Marshall Elementary School

FROM: Robert Krickovich, Coordinator I, LEA
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 February 10, 2012 I conducted an assessment at **Thurgood Marshall 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

RK/tc
Enc.

IAQ Assessment

Location Number 3291
 Evaluation Requested February 8, 2012
 Evaluation Date August 10, 2012

Thurgood Marshall Elementary School

Time of Day 12:45

Outdoor Conditions Temperature 77.6 Relative Humidity 85.8 Ambient CO2 457

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
401	73.6	72 - 78	62.2	30% - 60%	717	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	2 x 4 Lay In		No	No		None	
Wall Type	Drywall		No	No		None	
Flooring	Carpet		Yes	No		200 square feet	

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

Observations

Findings

- Slightly elevated humidity level
- Signs of water intrusion at all entry doors of this building
- Carpet at entry doors is heavily stained. Minor staining on carpet, except at entry doors.
- Excessive amount of stuffed animals in the room. Stuffed animals are a source of allergens and must be cleaned regularly.
- Dust build up on HVAC supply grills
- Dust build up on surfaces throughout the room

Site Based Maintenance:

- Thoroughly clean carpet.
- Clean stuffed animals on a regular basis or remove them
- Clean HVAC supply grills with Wexcide disinfectant solution
- Clean all surfaces throughout the room, including shelving and books.
- 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 HVAC system for proper operation and repair as appropriate to lower humidity level.
- Evaluate for cause of water intrusion at all entry doors to the building - media center
- Evaluate carpet at all entry doors and repair/replace as necessary.

- NOTE: Work orders EQ02335, EQ02336, EQ02337 and EQ02338 generated 3-7-12

IAQ Assessment

Location Number 3291
 Evaluation Requested February 8, 2012
 Evaluation Date August 10, 2012

Thurgood Marshall Elementary School

Time of Day 12:45

Outdoor Conditions Temperature 77.6 Relative Humidity 85.8 Ambient CO2 457

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
401B	71	72 - 78	66.3	30% - 60%	712	Max 700 > Ambient	1
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Drywall		No	No	None		
Flooring	Carpet		No	No	None		

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

Observations

Findings

- Slightly elevated humidity level
- Dust build up on HVAC supply grills
- Dust build up on surfaces throughout the room (excessive clutter)
- Excessive amount of stuffed animals in the room. Stuffed animals are a source of allergens and must be cleaned regularly.

Site Based Maintenance:

- Clean stuffed animals on a regular basis or remove them
- Clean HVAC supply grills with Wexcide disinfectant solution
- Clean all surfaces throughout the room, including shelving and books.
- Room is too cluttered to clean properly. Encourage occupant to reduce clutter to assist with cleaning efforts.
- 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 HVAC system for proper operation and repair as appropriate to lower humidity level

- NOTE: Work orders EQ02335, EQ02336, EQ02337 and EQ02338 generated 3-7-12

IAQ Assessment

Location Number 3291
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 Evaluation Date August 10, 2012

Thurgood Marshall Elementary School

Time of Day 12:45

Outdoor Conditions Temperature 77.6 Relative Humidity 85.8 Ambient CO2 457

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
401C	74.9	72 - 78	57.1	30% - 60%	698	Max 700 > Ambient	2
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		Yes	Yes	1 ceiling tile		
Wall Type	Drywall		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	No	Yes	Yes	Clean as appropriate
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

- Stained ceiling tiles
- Visible staining on flooring
- Dust build up on surfaces throughout the room

Site Based Maintenance:

- Clean all surfaces throughout the room, including shelving and books.
- Thoroughly clean flooring
- Remove and replace stained ceiling tile and monitor until repairs are completed.
- 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 for cause of stained ceiling tiles and repair as appropriate. Remove and replace ceiling tiles as necessary.

- NOTE: Work orders EQ02335, EQ02336, EQ02337 and EQ02338 generated 3-7-12