

Aston A. Henry, Director
Risk Management Department

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August 14, 2014

Signature on File

TO: Russell Schwartz, Principal
McNab 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 12, 2014, Dan Meyer and I conducted an assessment at **McNab 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, Executive Director, 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
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RK/tc
Enc.

Found fresh air dampers frozen open and exhaust fans in building do not turn off if dampers are open. This caused untreated humid air to be drawn into the building all night long resulting in elevated humidity levels in the building. Upon our arrival we found that school based staff previously cleaned all surfaces containing microbial growth. We found Microbial growth on the bottom of the lower drawers of two teacher's desks, on the plastic inside of one of the student desks, on two plastic student chairs, and one clipboard. School based staff was advised to clean the chairs and desks and to discard the clipboard and any cloth teacher chairs that previously contained microbial growth. We also found that all interiors of the exterior walls under the windows are wet or water damaged, and all bulletin boards completely covered with paper (as wall paper) were damp under the paper (the paper traps moisture and can cause musty odors in rooms). There was no visible microbial growth on the walls or bulletin boards. In addition, there was heavy dust and debris on the HVAC supply and return air grills in most of the rooms.

- **FISH 931** – Entire interior of the exterior wall under windows is wet. PPO to repair cause of water intrusion, remove cabinet under windows, remove and replace water damaged wall material.
- **FISH 933** – Entire interior of the exterior wall under windows is wet, and wall (first 2 feet) to the right side of the exterior door is wet, two (2) stained ceiling tiles in front of sink, sink backsplash water damaged and delaminating, visible microbial growth on wood where laminate is removed. PPO to repair cause of water intrusion at windows, repair cause of stained ceiling tiles, remove cabinet under windows, remove and replace water damaged wall material, remove and replace water damaged sink cabinet backsplash, and sink cabinet if necessary.
- **FISH 932** – Entire interior of the exterior wall under windows is wet, visible water damage to the right side of the windows. PPO to repair cause of water intrusion, remove cabinet under windows, remove and replace water damaged wall material.
- **FISH 930** – Entire interior of the exterior wall under windows is wet, sink backsplash water damaged and delaminating. PPO to repair cause of water intrusion at windows, remove cabinet under windows, remove and replace water damaged wall material, remove and replace water damaged sink cabinet backsplash, and sink cabinet if necessary.
- **FISH 926** – Entire interior of the exterior wall under windows is wet. PPO to repair cause of water intrusion, remove cabinet under windows, remove and replace water damaged wall material.
- **FISH 924** – Entire interior of the exterior wall under windows is wet. PPO to repair cause of water intrusion, remove cabinet under windows, remove and replace water damaged wall material.
- **FISH 925** – Entire interior of the exterior wall under windows is wet, one (1) stained ceiling tile, sink backsplash water damaged and delaminating, visible microbial growth on wood where laminate is removed. PPO to repair cause of water intrusion at windows, repair cause of stained ceiling tile, remove cabinet under windows, remove and replace water damaged wall material, remove and replace water damaged sink cabinet backsplash, and sink cabinet if necessary.
- **FISH 927** – Entire interior of the exterior wall under windows is wet, sink backsplash water damaged and delaminating, visible microbial growth on wood where laminate is removed. PPO to repair cause of water intrusion at windows, remove cabinet under windows, remove and replace water damaged wall material, remove and replace water damaged sink cabinet backsplash, and sink cabinet if necessary.