

managing risk with responsibility

Aston A. Henry, Director	
Risk Management Departmer	١t

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September 8, 2014		Signature on File	For Custodial Supervisor Use Only		
TO:	Joanne Schlis Miramar Ele	sel, Principal mentary School	Custodial Issues Addressed Custodial Issues Not Addressed		
FROM:		, Project Manager ment Department			
SUBJECT:	Indoor Air Q	uality (IAQ) Assessment			

On September 2, 2014, I conducted an assessment at **Miramar 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 Broward Teachers Union Federation of Public Employees

RR/tc Enc.

Miramar Elementary Evaluation Date September 2, 2014 Time of Day 1.45 Outdoor Conditions Temperature 93.5 Relative Humidity 52.3 Ambient CO2 428 Fish Temperature Range Relative Humidity Range CO ² Range # Occupants 134 75.7 72 - 78 44.2 30% - 60% 994 Max 700 > Ambient Noticeable Odor No Visible water damage / Visible microbial Amount of material affected Ceiling 2' X 2' Lay in No No No Mo Mo Walls Tack Board No No No Mo Mo Floor 12'' x 12' Vinyt No No Mo Mo Mo Walls Clean Yes Unside of Supply Yes Inside of Return Yes Ves Celling at Supply Grills Clean Yes Duct Clean Yes No Room Surfaces Yes Celling at Supply Yes Cleaners in Room No Signs of Pests No Food if		IAQ Assess	sment		
Fish Temperature Range Relative Humidity Range CO ² Range # Occupants 134 75.7 72 - 78 44.2 30% - 60% 994 MAX 700 > Ambient Noticeable Odor No Visible water damage / staining? Visible microbial growth? Amount of material affected Ceiling 2' X 2' Lay in No No Amount of material affected Walls Tack Board No No Amount of material affected Floor 12' X 12' Vinyl No No Mo Walls Clean Yes HVAC Supply Grills Clean Yes HVAC Return Grills Clean No Flooring Clean Yes Inside of Supply Duct Clean Yes Inside of Return Yes Duct Clean Yes Grills Clean Yes Ceiling at Supply Grills Clean Yes Inside of Return Yes No Signs of Pests No Drain Traps Wet N/A Air Fresheners in Room No Room Cluttered No Floot if Stored in Room is in Sealed Containers N/A Air Fresheners in Room No Filters Installed Property	Mir	amar Elementary Evaluation Da	ate September 2, 2014	Time of Day	1:45
134 75.7 72 - 78 44.2 30% - 60% 994 MAX 700 > Ambient Noticeable Odor No Visible water damage / staining? Visible microbial growth? Amount of material affected Ceiling 2' X 2' Lay in No No Mo Walls Tack Board No No Mo Floor 12' x 12' Vinyl No No Mo Ceiling Clean Yes HVAC Supply Grills Clean Yes HVAC Return Grills Clean No Flooring Clean Yes Duct Clean Yes Inside of Return Duct Clean Yes Room Surfaces Yes Ceiling at Supply Grills Clean Yes Ceiling at Supply Grills Clean Unapproved Chemicals / Cleaners in Room No Signs of Pests No Drain Traps Wet NA Air Fresheners in Sealed Containers No Mechanical Equipment Location FISH 134B Mechanical Room Clean Yes Filters Installed Properly Yes Filters Clean Yes Inside of HVAC Unit Clean Yes Fresh Air Intake Location Exterior corridor Yes Fresh Air Intake Free of Obstruction	Outdoor Conditions Ter	nperature 93.5 Relativ	/e Humidity 52.3	Ambient CO2 4	28
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Pollutant Sources Near Air No of Obstruction Yes Intake V	Filters Installed Properly	Yes Filters Clean			
Observations	Pollutant Sources Near Air				Yes
	Observations				

Staff member stated there was a flood and the school staff dried out all the areas in question. Certain areas of baseboard are still showing signs of moisture. The school staff will remove the baseboard and dry out with fans. The school will call for a follow up assessment to determine if the baseboard backing is dry. Flooring dept. to expedite the installation of new baseboard. 30 ' of baseboard in F-134. 15' of baseboard in F-127 under sink. 40' of baseboard in F-135.

Corrective Actions to be Completed by Site Based Staff

Remove identified vinyl baseboard per walkthru	▼
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Corrective Actions to be Completed by PPO

Replace vinyl baseboard in FISH 127, 134 & 135	▼
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	▼
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