

managing risk with responsibility

Aston A. Henry, Supervisor Telephone: 754 321-1900 Fax: 754 321-1917

September 11,	2012	Signature on File	<u>Fo</u>	r Custodial Supervisor Use Only
ТО:	Camille LaChance, Principal			Custodial Issues Addressed
	North Side Elementary School			Custodial Issues Not Addressed
FROM:	Robert Krickovich, Coordinator Facilities Design and Construct	·		
SUBJECT:	Indoor Air Quality (IAQ) Asses	sment		

On September 6, 2012, I conducted an assessment at **North Side 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: Directors, School Performance & Accountability
Shelley Meloni, Executive Director, Facilities Design and 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

North Side Elementary

Evaluation Date September 6, 2012

Time of Day

11:45

Outdoor Conditions	Temperature	85.2 Relati	ve Humidity	69.7	Ambient CO2 48	37
Fish Tempera 110 81.3		Relative Humidity 44.1 3	Range 60% - 60%	CO ² 773	Range # Oc MAX 700 > Ambient	cupants 2
Noticeable Odor	No	Visible water damage / staining?	Visible micr growth		Amount of material affected	
Ceiling Plaste Walls Plaste		No Yes	No No			
Floor 12" x 12"	Vinyl	No	No			
=	'es	HVAC Supply Grills Clean	No		HVAC Return Grills Clean	No
	es es	Inside of Supply Duct Clean	N/A		Inside of Return Duct Clean	N/A
Room Surfaces Y	'es	Ceiling at Supply Grills Clean	N/a			
	'es	Exhaust Fans Working	N/A		Unapproved Chemicals / Cleaners in Room	No
	No	Drain Traps We			Air Fresheners	No
Room ClutteredI	No _	Food if Stored in Room is in Sealed Containers	s N/A		in Room	
Mechanical Equipment	Location Ceili	ng Mounted Fan Coil U	nit		Mechanical Room Clean	N/A
Filters Installed Properly	y Yes	Filters Clean	Yes	I	Inside of HVAC Unit Clean	N/A
Condensate Pan Clea	an N/A	Cooling Coil Clean	N/A			
Fresh Air Intake Locatio	n Abov	ve door to room		▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Intake	Air Tree	s		▼	OI ODSII UCIIOII	
Observations						
Wall plaster water dam	aged and bilste	red right side of right w	vindow			
Clean HVAC supply a					ns to be Completed by PP	
Clean HVAC supply a	ina return grins	with Wexcide ▼			ir cause of water damage wall material as necessa	
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IAQ Assessment

North Side Elementary Evaluation Date September 6	5, 2012 Time of Day 11:45
Outdoor Conditions Temperature 85.2 Relative Humidity	69.7 Ambient CO2 487
Fish Temperature Range Relative Humidity Range 112 73.9 72 - 78 48.0 30% - 60%	CO² Range # Occupants 1063 MAX 700 > 3 Ambient 3
Noticeable Odor No Visible water damage / visible micro growth? Ceiling Plaster No No	bial Amount of material affected
Walls Plaster Yes No	
Ceiling Clean Yes HVAC Supply	HVAC Return No
Walls Clean Yes Inside of Supply Duct Clean N/A	Inside of Return Duct Clean
Room Surfaces Yes Ceiling at Supply Clean N/a	
Trash Removed Yes Exhaust Fans Working N/A Signs of Pests No Drain Traps Wet N/A	Unapproved Chemicals / Cleaners in Room
Room Cluttered No Food if Stored in Room is in Sealed Containers N/A	Air Fresheners No in Room
Mechanical Equipment Location Ceiling Mounted Fan Coil Unit	Mechanical Room Clean N/A
Filters Installed Properly No Filters Clean No Condensate Pan Clean N/A Cooling Coil Clean N/A	Inside of HVAC Unit Clean N/A
Fresh Air Intake Location Pollutant Sources Near Air Intake Trees	▼ Fresh Air Intake Free of Obstruction Yes
Observations Water damaged wall at left window - Water damaged wall under window in censtained - plaster under window water damaged & delaminating - water stain or not installed properly, pulled from rack and into unit allowing air bypass	
Corrective Actions to be Completed by Site Based Staff Corrective	e Actions to be Completed by PPO

constant / tollong to be completed by the Eucea ca	~
Install new A/C filters and ensure proper installation	▼
Clean HVAC supply and return grills with Wexcide	▼
	▼
	▼
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	▼
	▼
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Evaluate and repair cause of water damage	▼
Remove and replace wall material as necessary	▼
Repair / replace damaged flooring	▼
	▼
	▼
	▼
	▼
	▼