

## managing risk with responsibility

Telephone:

Fax:

Aston A. Henry, Supervisor Risk Management Department

August 28, 2012 Signature on File

TO: Chuck McCanna, Principal

Nova Blanche Forman Elementary School

FROM: Richard Rosa, Project Manager

Facilities Design and Construction

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only		
	Custodial Issues Addressed	
	Custodial Issues Not Addressed	

754 321-1900

754 321-1917

On August 22, 2012, I conducted an assessment at **Nova Blanche Forman Elementary School**. Attached are findings and recommendations for further assessment, remediation, or corrective actions needed.

The IAQ Assessment did not identify any existing conditions significantly impacting IAQ or presenting immediate health and safety concerns 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 allergens and / or conditions noted 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 any item/s identified and noted 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

RR/tc Enc.

## **IAQ Assessment**

Nova Blanche Forman Elementary Evaluation Date August 22, 2012 Time of Day 12:45			
Outdoor Conditions Temperature 85.4 Relative Humidity 75.6 Ambient CO2 447			
Fish         Temperature         Range         Relative Hun           101D         70.1         72 - 78         52	midity Range CO <sup>2</sup> Range # Occupants  30% - 60% 718 MAX 700 > Ambient		
Noticeable Odor No Visible water da staining?			
Ceiling 2" x 4" Yes	No < 2 sq ft		
Walls Drywall Yes	Yes < 4 sq ft		
Floor Carpet / VCT No	No		
NO NO	NO		
Ceiling Clean No HVAC Su Grills Cle			
Flooring Clean Yes Inside of Duct Cle			
Room Surfaces Yes Ceiling a Grills Clean	ean No		
Trash Removed Yes Exhaust Fans	Cleaners in Room No		
Signs of Pests No Drain T	raps Wet N/A Air Fresheners No		
Room Cluttered No Food if Stored in Sealed Contai	1 Room is in Room		
Mechanical Equipment Location Roof Top Mechanical Room Clean N/A			
Filters Installed Properly N/A Filter	rs Clean N/A Inside of HVAC Unit Clean N/A		
Condensate Pan Clean N/A Cooling Coil Clean N/A			
Fresh Air Intake Location Roof top	▼ Fresh Air Intake Free of Obstruction Yes		
Pollutant Sources Near Air Intake			
Observations			
HVAC system was broken for a series of days recently and due to the temperature in the small computer closet.  Microbial growth appeared on the walls adjacent to the supply grills due to condensation and boxes being stored to ceiling. Obstructions did not allow for required ventilation once the HVAC system was restored. Advised the HFSP to wash affected walls and supply grills with wexcide. There are water stained ceiling tiles from past leaks that need special cuts; advised HFSP to call in a work order.			
Corrective Actions to be Completed by Site Based Staff  Corrective Actions to be Completed by PPO			
Clean affected walls with wecxcide	<u>                                   </u>		
Clean HVAC supply grills with Wexcide Clean dust from ceiling tiles or replace			
Contact COMPASS to generate a work order to	<del>                                      </del>		
replace ceiling tiles requiring cuts ▼			
▼ ▼			