

Aston A. Henry, Supervisor
Risk Management Department

Telephone: 754 321-1900
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August 2, 2012

Signature on File

TO: Carol Lesser, Principal
Nova Eisenhower Elementary School

FROM: Richard Rosa, Project Manager
Facilities Design and Construction

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 October 20, 2011, I conducted an assessment at **Nova Eisenhower 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

RR/jg
Enc.

IAQ Assessment

Location Number
 Evaluation Requested
 Evaluation Date

Nove Eishenhower Elementary School

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="135"/>	<input type="text" value="73.8"/>	<input type="text" value="72 - 78"/>	<input type="text" value="62.8"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="932"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="Yes"/>		<input type="text" value="Yes"/>		<input type="text" value="No"/>		<input type="text" value="1 ceiling tile"/>	
Ceiling Type	<input type="text" value="2 x 4 Lay in"/>	<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="120 sq ft tackable (wet per meter)"/>	
Wall Type	<input type="text" value="Drywall"/>	<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>	
Flooring	<input type="text" value="12 x 12 Vinyl"/>	<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="Yes"/>	<input type="text" value="See below"/>
Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="Yes"/>	<input type="text" value="See below"/>
Flooring	<input type="text" value="x"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
HVAC Supply Grills	<input type="checkbox"/>	<input type="text" value="x"/>	<input type="checkbox"/>	<input type="text" value="Clean appropriately"/>
HVAC Return Grills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean appropriately"/>
Ceiling at Supply Grills	<input type="text" value="x"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="School Staff can't clean properly due to design"/>
Surfaces in Room	<input type="checkbox"/>	<input type="text" value="x"/>	<input type="checkbox"/>	<input type="text" value="See Below"/>

Observations

Findings

- FISH 135- Elevated humidity
- FISH 135- Elevated moisture content in south wall -- tackboard and drywall
- FISH 135-Stained ceiling tile
- FISH 135-Dust build up in HVAC return drops

Site Based Maintenance

- FISH 135- Dust build up on HVAC supply grills and on surfaces in. Clean as appropriate.

Physical Plant Operation

-FISH 135-Evaluate HVAC system for proper operation and repair as appropriate to lower humidity level. Evaluate cause of elevated moisture content in south wall and stained ceiling tiles and repair as appropriate -- possible roof leak. Remove and replace wall material and ceiling tiles as necessary. Clean HVAC return drops in FISH 135

-Note Work orders EQ02201, EQ02202, and EQ2204 issued 11/7/11

IAQ Assessment

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<input type="text" value="135D"/>	<input type="text" value="72.1"/>	<input type="text" value="72 - 78"/>	<input type="text" value="63.1"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="958"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="Yes"/>		<input type="text" value="Yes"/>		<input type="text" value="No"/>		<input type="text" value="1 ceiling tile"/>	
Ceiling Type	<input type="text" value="2 x 4 Lay in"/>	<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="120 sq ft tackable (wet per meter)"/>	
Wall Type	<input type="text" value="Drywall"/>	<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>	
Flooring	<input type="text" value="12 x 12 Vinyl"/>	<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="Yes"/>	<input type="text" value="See below"/>
Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="Yes"/>	<input type="text" value="See below"/>
Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
HVAC Supply Grills	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="Clean appropriately"/>
HVAC Return Grills	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean appropriately"/>
Ceiling at Supply Grills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="School Staff can't clean properly due to design"/>
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