

## managing risk with responsibility

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

June 19, 2012

Signature on File

TO:

Carol Lesser, Principal

Nova Eisenhower Elementary School

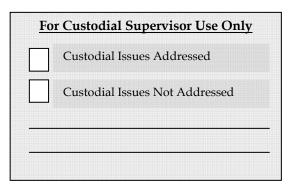
FROM:

Richard Rosa, Project Manager

Facilities and Construction Management

SUBJECT:

Indoor Air Quality (IAQ) Assessment



On June 12, 2012, 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.

Area Superintendent cc:

Area Directors

Shelley Meloni, Executive Director, Facilities and Construction Management Mark Dorsett, Acting Director, Physical Plant Operations Division, Maintenance Sonja Coley, Project Manager III, Facilities and Construction Management Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division Aston Henry, Supervisor, Risk Management Broward Teachers Union

Federation of Public Employees

RR/tc Enc.

## **IAQ Assessment**

Nova Eisenhower Elementary Ev	aluation Da	te June 12, 2	2012	Time of Day	1:20
Outdoor Conditions Temperature 86.9	Relativ	e Humidity 4	8.9	Ambient CO2 4	10
Fish         Temperature         Range         Relative Hu           136         76         72 - 78         57.3	<del>i</del>	Range % - 60%	<b>CO</b> <sup>2</sup> 458	Range # O MAX 700 > Ambient	ccupants
Noticeable Odor No Visible water of staining		Visible microl growth?	bial	Amount of material affected	
Ceiling 2' x 4' Yes		No		one ceiling tile < 1 s	q ft
Walls Drywall/Tackboard No		No			
Floor 12" x 12" Vinyl No		No			
l l	clean of Supply	No Yes		HVAC Return Grills Clean Inside of Return	No No
Flooring Clean Yes Duct Cl	ean	103		Duct Clean	_ NO_
Room Surfaces No Ceiling Clean Grills C	at Supply lean	No			
Trash Removed Yes Exhaust Fan Signs of Pests No Drain	s Working Traps Wet	N/A		Unapproved Chemicals / Cleaners in Room	No
Room Cluttered No Food if Stored in Sealed Conta	in Room is	N/A		Air Fresheners in Room	No
Mechanical Equipment Location FISH 140				Mechanical Room Clean	Yes
Filters Installed Properly Yes Filt	ers Clean	Yes	I	nside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes Cooling (	Coil Clean	Yes			
Fresh Air Intake Location			Fresh Air Intake Free	N/A	
Pollutant Sources Near Air Intake			▼	of Obstruction	
Observations					
Ceiling stain is old per HFSP. The stained tile will be replaced.					
Humidity level is elevated compared to outside reading					
Corrective Actions to be Completed by Site Based Staff  Corrective Actions to be Completed by PPO					
Replace stained ceiling tile	▼ [			AC return drops	▼
Clean cobwebs from low corners	▼	Repair H	VAC to	reduce humidity level	▼
Clean HVAC supply grills with Wexcide	_ ▼				
Clean dust and debris from ceilings	<b>- ▼</b>				
Vacuum HVAC return grills					▼