

Aston A. Henry, Supervisor
Risk Management Department

Telephone: 754 321-1900
Fax: 754 321-1917

August 24, 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 August 20, 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.

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 Eisenhower Elementary

Evaluation Date August 20, 2012

Time of Day 1:15

Outdoor Conditions Temperature 89.9

Relative Humidity 74.2

Ambient CO2 415

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
850	74.4	72 - 78	73.8	30% - 60%	819	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' x 4'		Yes		No		11 ceiling stains < 4 sq ft
Walls	Drywall		Yes		No		> 4 sq ft
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean		No	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean Yes	
Walls Clean		No	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean Yes	
Flooring Clean		Yes	Ceiling at Supply Grills Clean		Yes		
Room Surfaces Clean		No					
Trash Removed		Yes	Exhaust Fans Working		Yes	Unapproved Chemicals / Cleaners in Room No	
Signs of Pests		No	Drain Traps Wet		N/A	Air Fresheners in Room No	
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			Bard like HVAC system in classroom			Mechanical Room Clean N/A	
Filters Installed Properly		N/A	Filters Clean		N/A	Inside of HVAC Unit Clean N/A	
Condensate Pan Clean		N/A	Cooling Coil Clean		N/A		
Fresh Air Intake Location			Behind Bard unit/Exterior wall ▼			Fresh Air Intake Free of Obstruction Yes	
Pollutant Sources Near Air Intake			Grass and landscape ▼				

Observations

Entire East interior wall is wet from ceiling down, remove marker board and evaluate wall system. Evaluate cause of stained ceiling tiles. Clean elevated cobwebs

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean elevated surfaces	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Evaluate and repair cause of stained ceiling tiles	▼
Evaluate and repair cause of water damage to wall material - East wall from ceiling down	▼
Remove and replace wall material as necessary	▼
	▼
	▼
	▼