

Aston A. Henry, Director
Risk Management Department

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August 20, 2013

Signature on File

TO: Carol Lesser, Principal
Nova Eisenhower Elementary School

FROM: Richard Rosa, Project Manager
Risk Management Department

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 15, 2013, 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: Shelley Meloni, Task Assigned Chief Facilities & Construction Officer, Facilities & Construction
Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
Roy Norton, Manager, Custodial/Grounds, Physical Plant Operations Division
Aston Henry, Director, Risk Management
Sonja Coley, Senior Project Manager, Facilities & Construction
Broward Teachers Union
Federation of Public Employees

RR/tc
Enc.

IAQ Assessment

Nova Eisenhower Elementary

Evaluation Date August 15, 2013

Time of Day 1:30

Outdoor Conditions Temperature 83.3

Relative Humidity 86.2

Ambient CO2 440

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
107	76.6	72 - 78	56.8	30% - 60%	622	MAX 700 > Ambient	
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		 		< 1 sq ft	
Ceiling	2' x 4'		Yes	 		< 1 sq ft	
Walls	Plaster/Tack Board		Yes	No		< 1 sq ft	
Floor	12" x 12" Vinyl		No	No		 	

Ceiling Clean	No	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
Walls Clean	Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
Flooring Clean	Yes	Ceiling at Supply Grills Clean	Yes		
Room Surfaces Clean	Yes				

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	FISH 111	Mechanical Room Clean	Yes
Filters Installed Properly	Yes	Filters Clean	Yes
Condensate Pan Clean	Yes	Cooling Coil Clean	Yes
		Inside of HVAC Unit Clean	Yes

Fresh Air Intake Location	Roof top ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No ▼		

Observations

Ceiling stain adjacent to a sprinkler head. There is a work order in place to correct water damaged plaster adjacent to the exterior door, above the door (J605982 7/18/2013). Possible strainer clogged in air handler room. The weather stripping has pulled away from door frame and the exterior door threshold is missing a section.

Corrective Actions to be Completed by Site Based Staff

	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Set temperature to 72 - 78 degrees	▼
Repair cause of 66 degree return water in AH room	▼
Evaluate and repair cause of water damage	▼
Remove and replace wall material as necessary	▼
Replace chilled water supply gauge in F-111	▼
Evaluate the exterior door weather stripping	▼
	▼
	▼