

Aston A. Henry, Director
Risk Management Department

Telephone: 754 321-1900
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October 15, 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 October 14, 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 October 14, 2013

Time of Day 1:30

Outdoor Conditions Temperature 86.0

Relative Humidity 53.8

Ambient CO2 436

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
105	83.6	72 - 78	41.0	30% - 60%	1320	MAX 700 > Ambient	24
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' x 4'		Yes		No		< 1 sq ft
Walls	Drywall/Tackboard		No		No		
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean		No	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean	
Walls Clean		Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean	
Flooring Clean		Yes	Ceiling at Supply Grills Clean		No		
Room Surfaces Clean		No					
Trash Removed		Yes	Exhaust Fans Working		Yes	Unapproved Chemicals / Cleaners in Room	
Signs of Pests		No	Drain Traps Wet		N/A	Air Fresheners in Room	
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			FISH 111			Mechanical Room Clean	
Filters Installed Properly		Yes	Filters Clean		Yes	Inside of HVAC Unit Clean	
Condensate Pan Clean		Yes	Cooling Coil Clean		Yes		
Fresh Air Intake Location			Roof top ▼			Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake			No ▼			Yes	

Observations

The filters are on schedule to be changed at the end of the month per date on the filter.

Corrective Actions to be Completed by Site Based Staff

Remove and replace stained ceiling tiles	▼
Thoroughly clean elevated surfaces	▼
Clean ceilings around HVAC supply grills	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Set temperature to 72 - 78 degrees	▼
Repair HVAC to reduce CO2 level	▼
Clean return drop	▼
Repair/replace supply water gauge in F-111	▼
Evaluate the exterior door weather stripping	▼
	▼
	▼
	▼

IAQ Assessment

Nova Eisenhower Elementary

Evaluation Date October 14, 2013

Time of Day 2:30

Outdoor Conditions Temperature 86.0 Relative Humidity 53.8 Ambient CO2 436

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
230	74.1	72 - 78	46.4	30% - 60%	1276	MAX 700 > Ambient	20
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' x 4'		Yes	No	< 1 sq ft		
Walls	Drywall/Tackboard		No	No			
Floor	12" x 12" Vinyl		No	No			
Ceiling Clean		Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean	
Walls Clean		Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean	
Flooring Clean		Yes	Ceiling at Supply Grills Clean		No		
Room Surfaces Clean		No					
Trash Removed		Yes	Exhaust Fans Working		Yes	Unapproved Chemicals / Cleaners in Room	
Signs of Pests		No	Drain Traps Wet		N/A	Air Fresheners in Room	
Room Cluttered		Yes	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			FISH 237			Mechanical Room Clean	
Filters Installed Properly		Yes	Filters Clean		Yes	Inside of HVAC Unit Clean	
Condensate Pan Clean		Yes	Cooling Coil Clean		Yes		
Fresh Air Intake Location			Roof top ▼			Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake			No ▼			Yes	

Observations

The instructor is sensitive to dust; the HVAC return is located over her desk. Relocate her desk away from the HVAC return if symptoms exist after cleaning. The filters are on schedule to be changed at the end of the month per date on the filter. Microbial growth on caulk; the carpentry department is requested to remove the caulk and the back splash and evaluate the wall material behind the back splash for water intrusion. Re-install back splash and re-caulk.

Corrective Actions to be Completed by Site Based Staff

Remove and replace stained ceiling tiles	▼
Thoroughly clean elevated surfaces	▼
Clean ceilings around HVAC supply grills	▼
Clean cobwebs from low corners	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Remove and replace caulk adjacent to sink	▼
Remove sink backsplash and evaluate wall for damage. Repair/replace wall material	▼
Clean return drop	▼
	▼
	▼
	▼
	▼