

Aston A. Henry, Director
Risk Management Department

Telephone: 754 321-1900
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February 12, 2014

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 February 7, 2014, 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 February 7, 2014

Time of Day 9:30

Outdoor Conditions Temperature 75.2 Relative Humidity 76 Ambient CO2 484

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
850	71.2	72 - 78	64	30% - 60%	585	MAX 700 > Ambient	
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		Yes		No	< 1 sq ft	
Floor	12" x 12" Vinyl		No		No		

Ceiling Clean	No	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	No
Walls Clean	No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	N/A
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	Yes	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	Yes	Filters Clean	No
Condensate Pan Clean	N/A	Cooling Coil Clean	N/A
		Inside of HVAC Unit 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

Both window sills have water damage - repair interior damage and evaluate and repair exterior cause of water intrusion. The coil was not readily accessible for proper assessment. The humidistat is behind the return grill and is set at 65 %. Painters to evaluate painting and sealing cracks to the exterior South portion of 850.

- Corrective Actions to be Completed by Site Based Staff**
- | | |
|---|---|
| Replace stained ceiling tiles after repairs | ▼ |
| Thoroughly clean horizontal surfaces | ▼ |
| Generate a work order for pest control | ▼ |
| Remove and replace A/C filters | ▼ |
| | ▼ |
| | ▼ |
| | ▼ |
| | ▼ |

- Corrective Actions to be Completed by PPO**
- | | |
|--|---|
| Evaluate and repair cause of stained ceiling tiles | ▼ |
| Evaluate/repair cause of water damage by sills | ▼ |
| Repair interior water damage | ▼ |
| Clean inside return of Bard like HVAC unit | ▼ |
| Evaluate the cleaning of the HVAC coil | ▼ |
| Repair HVAC to reduce humidity level | ▼ |
| | ▼ |
| | ▼ |

IAQ Assessment

Nova Eisenhower Elementary

Evaluation Date February 7, 2014

Time of Day 10:00

Outdoor Conditions Temperature 75.2 Relative Humidity 76 Ambient CO2 484

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
853	69.9	72 - 78	63.4	30% - 60%	627	MAX 700 > Ambient		
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' x 4'		No		No			
Walls	Drywall		Yes		No		< 1 sq ft	
Floor	12" x 12" Vinyl		No		No			
Ceiling Clean		Yes	HVAC Supply Grills Clean		No	HVAC Return Grills Clean		No
Walls Clean		No	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		N/A
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		Yes			
Mechanical Equipment Location			Bard like HVAC system in classroom			Mechanical Room Clean		N/A
Filters Installed Properly		Yes	Filters Clean		No	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

Both window sills have water damage - repair interior damage and evaluate and repair exterior cause of water intrusion. The coil was not readily accessible for proper assessment. The humidistat is behind the return grill and is set at 65 %. Painters to evaluate painting and sealing cracks to the exterior South portion of 853.

Corrective Actions to be Completed by Site Based Staff

Clean HVAC supply grills with Wexcide	▼
Thoroughly clean horizontal surfaces	▼
Remove and replace A/C filters	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Set temperature to 72 - 78 degrees	▼
Evaluate/repair cause of water damage by sills	▼
Repair interior water damage	▼
Clean inside return of Bard like HVAC unit	▼
Evaluate the cleaning of the HVAC coil	▼
Repair HVAC to reduce humidity level	▼
	▼
	▼