

Aston A. Henry, Director
Risk Management Department

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December 16, 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
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On December 1, 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, Executive Director, 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 December 1, 2014

Time of Day 2:00

Outdoor Conditions Temperature 78.9 Relative Humidity 67.0 Ambient CO2 450

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
105	74.1	72 - 78	57.7	30% - 60%	1097	MAX 700 > Ambient	
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		Yes		No		1 ceiling stain by ext. door	
2' X 4' Lay in		Tack Board		12" x 12" Vinyl			
No		No		No			

Ceiling Clean	<input type="checkbox"/> No	HVAC Supply Grills Clean	<input type="checkbox"/> Yes	HVAC Return Grills Clean	<input type="checkbox"/> No
Walls Clean	<input type="checkbox"/> No	Inside of Supply Duct Clean	<input type="checkbox"/> Yes	Inside of Return Duct Clean	<input type="checkbox"/> No
Flooring Clean	<input type="checkbox"/> No	Ceiling at Supply Grills Clean	<input type="checkbox"/> Yes		
Room Surfaces Clean	<input type="checkbox"/> No				

Trash Removed	<input type="checkbox"/> Yes	Exhaust Fans Working	<input type="checkbox"/> Yes	Unapproved Chemicals / Cleaners in Room	<input type="checkbox"/> No
Signs of Pests	<input type="checkbox"/> No	Drain Traps Wet	<input type="checkbox"/> N/A	Air Fresheners in Room	<input type="checkbox"/> No
Room Cluttered	<input type="checkbox"/> Yes	Food if Stored in Room is in Sealed Containers	<input type="checkbox"/> N/A		

Mechanical Equipment Location	FISH 111	Mechanical Room Clean	<input type="checkbox"/> Yes
Filters Installed Properly	<input type="checkbox"/> Yes	Filters Clean	<input type="checkbox"/> Yes
Condensate Pan Clean	<input type="checkbox"/> Yes	Cooling Coil Clean	<input type="checkbox"/> Yes
		Inside of HVAC Unit Clean	<input type="checkbox"/> Yes

Fresh Air Intake Location	Thru exterior wall	Fresh Air Intake Free of Obstruction	<input type="checkbox"/> Yes
Pollutant Sources Near Air Intake	No		

Observations

Instructor states that other rooms in area are cooler than F-105 & 107. Check supply dampers. Insects are on the walls in the storage closet. Fish tank is in the classroom

Corrective Actions to be Completed by Site Based Staff

Replace stained ceiling tile after repair	▼
Clean cobwebs from low and elevated corners	▼
Clean dust buildup on horizontal surfaces	▼
Generate a work order for pest control	▼
Coordinate a schedule between HFSP and classroom Instructor to clean properly due to clutter	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tiles	▼
Evaluate and repair fresh/supply air dampers	▼
Clean return drop and grill insert	▼
Evaluate and re-grout restroom wall tile	▼
	▼
	▼
	▼

IAQ Assessment

Nova Eisenhower Elementary

Evaluation Date December 1, 2014

Time of Day 1:30

Outdoor Conditions Temperature 78.9

Relative Humidity 67.0

Ambient CO2 450

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
107	73.4	72 - 78	53.8	30% - 60%	1120	MAX 700 > Ambient	
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		1 ceiling stain by fire Sprinkler	
Ceiling	2' X 4' Lay in		Yes	No		 	
Walls	Tack Board		No	No		 	
Floor	12" x 12" Vinyl		No	No		 	

Ceiling Clean	No	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	No
Walls Clean	No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	No
Flooring Clean	No	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	Yes	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	Thru exterior wall	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No		

Corrective Actions to be Completed by Site Based Staff

Replace stained ceiling tile after repair	▼
Clean cobwebs from low and elevated corners	▼
Clean dust buildup on horizontal surfaces	▼
Clean dust from walls in storage closet	▼
Coordinate a schedule between HFSP and classroom Instructor to clean properly due to clutter	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tiles	▼
Evaluate and repair the exterior door threshold	▼
Clean return drop and grill insert	▼
Evaluate and re-grout restroom wall tile	▼
	▼
	▼
	▼