

Aston A. Henry, Director
Risk Management Department

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September 22, 2014

Signature on File

TO: Michelle Garcia, Principal
Oakland Park Elementary School

FROM: Robert Krickovich, Coordinator I, LEA
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 September 12, 2014, I conducted an assessment at **Oakland Park 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

RK/tc
Enc.

IAQ Assessment

Oakland Park Elementary

Evaluation Date September 12, 2014

Time of Day 12:20

Outdoor Conditions Temperature 86.1

Relative Humidity 61.1

Ambient CO2 545

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
601	77.3	72 - 78	57.6	30% - 60%	721	MAX 700 > Ambient	19
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	Exposed wood beam		No		No		
Walls	Plaster		Yes		No		At all windows and doors
Floor	Wood		Yes		No		At all windows and doors
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		N/a		
Room Surfaces Clean		Yes					
Trash Removed		Yes	Exhaust Fans Working		N/A	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			Stage 602			Mechanical Room Clean	
Filters Installed Properly		N/A	Filters Clean		N/A	Inside of HVAC Unit Clean	
Condensate Pan Clean		N/A	Cooling Coil Clean		N/A		
Fresh Air Intake Location			Unknown ▼			Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake			 ▼				

Observations

Musty odor in auditorium (historical building) - Severe water damage - all walls under windows - severe water damage over west door - severe water damage at back of stage (identified on previous assessment - still not repaired) - West door frame rusted - Drapes over west door wet and stained - wood walkway west side severely water damaged, leaking - Exterior of building west side water damaged stucco / concrete delaminating - Drapes at all windows water damaged stained. This building is in poor condition and needs extensive repairs. Facilities and Construction Management to evaluate building for major repairs.

Corrective Actions to be Completed by Site Based Staff

	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Correct cause of water intrusion entire building	▼
Repair water damaged plaster entire building	▼
Replace water damaged exterior doors	▼
Repair delaminating column exterior of building	▼
Replace water damage wood floor under all windows	▼
Repair roof leaks and damaged roofing	▼
See Observations for Additional Information	▼