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Risk Management Department

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October 13, 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 October 1, 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 October 1, 2014

Time of Day 2:45

Outdoor Conditions    Temperature 90.3    Relative Humidity 61.6    Ambient CO2  

|  |   |   |  |   |  |  |   |
|--|---|---|--|---|--|--|---|
| Fish   | Temperature   | Range   | Relative Humidity  | Range   | CO <sup>2</sup>  | Range  | # Occupants   |
| <span style="border: 1px solid black; padding: 2px;">1334</span> | <span style="border: 1px solid black; padding: 2px;">77.5</span>            | <span style="border: 1px solid black; padding: 2px;">72 - 78</span> | <span style="border: 1px solid black; padding: 2px;">50.5</span> | <span style="border: 1px solid black; padding: 2px;">30% - 60%</span> | <span style="border: 1px solid black; padding: 2px;"> </span>  | <span style="border: 1px solid black; padding: 2px;">MAX 700 &gt; Ambient</span> | <span style="border: 1px solid black; padding: 2px;">3</span> |
| Noticeable Odor  |   | <span style="border: 1px solid black; padding: 2px;">No</span>      | Visible water damage / staining?                                 |   | Visible microbial growth?                                      |  | Amount of material affected                                   |
| Ceiling  | <span style="border: 1px solid black; padding: 2px;">2' X 4' Lay in</span>  |   | <span style="border: 1px solid black; padding: 2px;">No</span>   |   | <span style="border: 1px solid black; padding: 2px;">No</span> |  | <span style="border: 1px solid black; padding: 2px;"> </span> |
| Walls  | <span style="border: 1px solid black; padding: 2px;">Drywall</span>         |   | <span style="border: 1px solid black; padding: 2px;">No</span>   |   | <span style="border: 1px solid black; padding: 2px;">No</span> |  | <span style="border: 1px solid black; padding: 2px;"> </span> |
| Floor  | <span style="border: 1px solid black; padding: 2px;">12" x 12" Vinyl</span> |   | <span style="border: 1px solid black; padding: 2px;">No</span>   |   | <span style="border: 1px solid black; padding: 2px;">No</span> |  | <span style="border: 1px solid black; padding: 2px;"> </span> |

|                     |   |                                |   |                             |   |
|---------------------|---|--------------------------------|---|-----------------------------|---|
| Ceiling Clean       | <span style="border: 1px solid black; padding: 2px;">Yes</span> | HVAC Supply Grills Clean       | <span style="border: 1px solid black; padding: 2px;">Yes</span> | HVAC Return Grills Clean    | <span style="border: 1px solid black; padding: 2px;">Yes</span> |
| Walls Clean         | <span style="border: 1px solid black; padding: 2px;">Yes</span> | Inside of Supply Duct Clean    | <span style="border: 1px solid black; padding: 2px;">Yes</span> | Inside of Return Duct Clean | <span style="border: 1px solid black; padding: 2px;">Yes</span> |
| Flooring Clean      | <span style="border: 1px solid black; padding: 2px;">No</span>  | Ceiling at Supply Grills Clean | <span style="border: 1px solid black; padding: 2px;">Yes</span> |                             |   |
| Room Surfaces Clean | <span style="border: 1px solid black; padding: 2px;">Yes</span> |                                |   |                             |   |

|                |   |  |   |   |  |
|----------------|---|--|---|---|--|
| Trash Removed  | <span style="border: 1px solid black; padding: 2px;">Yes</span> | Exhaust Fans Working                           | <span style="border: 1px solid black; padding: 2px;">N/A</span> | Unapproved Chemicals / Cleaners in Room | <span style="border: 1px solid black; padding: 2px;">No</span> |
| Signs of Pests | <span style="border: 1px solid black; padding: 2px;">No</span>  | Drain Traps Wet                                | <span style="border: 1px solid black; padding: 2px;">N/A</span> | Air Fresheners in Room                  | <span style="border: 1px solid black; padding: 2px;">No</span> |
| Room Cluttered | <span style="border: 1px solid black; padding: 2px;">No</span>  | Food if Stored in Room is in Sealed Containers | <span style="border: 1px solid black; padding: 2px;">N/A</span> |   |  |

|                               |   |                    |   |                           |   |
|-------------------------------|---|--------------------|---|---------------------------|---|
| Mechanical Equipment Location | <span style="border: 1px solid black; padding: 2px;">Bard unit in room</span> |                    |   | Mechanical Room Clean     | <span style="border: 1px solid black; padding: 2px;">N/A</span> |
| Filters Installed Properly    | <span style="border: 1px solid black; padding: 2px;">Yes</span>               | Filters Clean      | <span style="border: 1px solid black; padding: 2px;">Yes</span> | Inside of HVAC Unit Clean | <span style="border: 1px solid black; padding: 2px;">N/A</span> |
| Condensate Pan Clean          | <span style="border: 1px solid black; padding: 2px;">N/A</span>               | Cooling Coil Clean | <span style="border: 1px solid black; padding: 2px;">N/A</span> |                           |   |

|                                   |   |                                      |   |
|-----------------------------------|---|--------------------------------------|---|
| Fresh Air Intake Location         | <span style="border: 1px solid black; padding: 2px;">Outside of Room</span> ▼ | Fresh Air Intake Free of Obstruction | <span style="border: 1px solid black; padding: 2px;">Yes</span> |
| Pollutant Sources Near Air Intake | <span style="border: 1px solid black; padding: 2px;">Trees</span> ▼           |                                      |   |

**Observations**

**Teacher has to leave door to corridor open to cool room down - Ceiling tile front of left most window panel replaced in August was not cut properly and does not fit in opening - A/C unit not operating - heat coming out of return grill on unit (turned off disconnect and called PPO) - Sign on A/C unit reads "Failed condenser coil, very high head pressure, unit resets / then off / high head, part ordered 8/27/14 #3175" - Teacher stated that the A/C mechanic told her when the unit stops blowing cold air to turn off the breaker and wait a couple minutes then turn the breaker back on (NOT acceptable practice)**

**Corrective Actions to be Completed by Site Based Staff**

|   |   |
|---|---|
| <b>Cut ceiling tile to fit properly</b> | ▼ |
|   | ▼ |
|   | ▼ |
|   | ▼ |
|   | ▼ |
|   | ▼ |
|   | ▼ |
|   | ▼ |

**Corrective Actions to be Completed by PPO**

|   |   |
|---|---|
| <b>Train mechanics not to have teachers operating electrical disconnects (SAFETY ISSUE)</b>     | ▼ |
|   | ▼ |
| <b>Repair HVAC in this room and FISH 1338</b>   | ▼ |
| <b>Both teachers were advised parts were ordered in August and units are still not repaired</b> | ▼ |
| <b>Room 1338 Thermostat was set for 76</b>  | ▼ |
| <b>room temperature was 80</b>  | ▼ |