

December 11, 2012

# managing risk with responsibility

Aston A. Henry, Supervisor	Telephone:	754 321-1900
Risk Management Department	Fax:	754 321-1917

Signature on File

TO: Elaine Saef, Principal

**Panther Run Elementary School** 

FROM: Richard Rosa, Project Manager

Facilities Design and Construction

SUBJECT: Indoor Air Quality (IAQ) Assessment

For C	Custodial Supervisor Use Only
	Custodial Issues Addressed
	Custodial Issues Not Addressed
-	

On November 28, 2012, I conducted an assessment at **Panther Run 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: Directors, School Performance & Accountability
Shelley Meloni, Executive Director, Facilities Design and Construction
Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
Roy Norton, Manager, Custodial/Grounds, Physical Plant Operations Division
Aston Henry, Supervisor, Risk Management
Sonja Coley, Senior Project Manager, Facilities Design and Construction
Broward Teachers Union
Federation of Public Employees

RR/tc Enc.

# **IAQ Assessment**

Panthe	r Run Elementary <b>E</b>	valuation Date Nove	mber 28, 2012	Time of Day	11:30
Outdoor Conditions Ter	mperature 78.4	Relative Humidit	у 63.1	Ambient CO2 4	37
Fish Temperature 161 73.7	Range Relative H 72 - 78 47.5	i	1106	Range # O  MAX 700 >  Ambient	ccupants
Noticeable Odor No	Visible water stainin	aamage /	e microbial rowth?	Amount of material affected	
Ceiling 2' x 4'	No	] [	No		
Walls Drywall	Yes	] [	No	< 3 sq ft	
Floor 12" x 12" Vinyl	No	] [	No		
Ceiling Clean No	HVAC Grills	Supply Clean Yes		HVAC Return Grills Clean	No
Walls Clean No Flooring Clean Yes	Inside Duct (	of Supply Yes		Inside of Return Duct Clean	Yes
Room Surfaces No Clean	Ceilin Grills	g at Supply Clean No			
Trash Removed Yes	Exhaust Fa			Jnapproved Chemicals / Cleaners in Room	No
Signs of Pests Yes	Drair	Traps Wet N/A		Air Fresheners	No
Room Cluttered Yes	Food if Stored in Sealed Con	TO THE TOTAL PROPERTY OF THE TOTAL PROPERTY		in Room	140
Mechanical Equipment Loca	ation FISH 163		N	lechanical Room Clean	Yes
Filters Installed Properly	Yes Fi	ters Clean Yes	Ins	side of HVAC Unit Clean	Yes
Condensate Pan Clean	Yes Cooling	Coil Clean Yes			
Fresh Air Intake Location	Thru exterior wall		▼	Fresh Air Intake Free	Yes
Pollutant Sources Near Air Intake	Trees at same ele	vation as intake	▼	of Obstruction	

# **Observations**

There was no odor of any kind during the time of assessment. The HFSP states that there is an odor on Monday mornings after the HVAC system has been off all weekend and that there are cats that congregate by the fresh air vent. I questioned the incorrect use of Wexcide, which may be the cause of the unpleasant odor and he states absolutely not. Above the drop ceiling, the staining starts in the area of stress cracks and concrete imperfections, left of windows. Insect droppings under the sink cabinet. The room is cluttered with classroom kindergarten supplies, the supplies accumulate build up of dust that may irritate the instructor when moved.

# Corrective Actions to be Completed by Site Based Staff

Clean ceilings around HVAC supply grills	▼
Thoroughly clean elevated surfaces	•
Vacuum/wipe HVAC return grill	▼
Generate a work order for pest control	▼
Clean restroom exhaust fan grill	•
Wipe wall stain with Wexcide and monitor	▼
Encourage occupant to reduce clutter	▼
	▼

#### Corrective Actions to be Completed by PPO

Evaluate and repair cause of water damage	▼
Remove and replace wall material as necessary	▼
	▼
	▼
	▼
See observations for additional info	▼
	▼
	▼

# **IAQ Assessment**

Panther Run Elementary

Evaluation Date November 28, 2012

Time of Day

1:00

Outdoor Conditions	s Tempera	ature 78.4	Relat	ive Humidity [	63.1	Ambient CO2 437	
		Relative - 78	<b>Humidity</b> .9	Range 30% - 60%	480		pants
Noticeable Odor Ceiling open	No n ceiling	Visible wate stain	ing?	Visible m grow	th?	Amount of material affected	
	rywall	No No	<u> </u>	Yes	=	6 sq ft	二
	ncrete	No	=	No.	_		二
		140					
Ceiling Clean Walls Clean	Yes		C Supply s Clean	N/a		HVAC Return Grills Clean	N/a
Flooring Clean	Yes		e of Supply Clean	N/A		Inside of Return Duct Clean	N/A
Room Surfaces Clean	N/a		ng at Supply s Clean	N/a			
Trash Removed	N/A		ans Workin			Unapproved Chemicals / Cleaners in Room	N/A
Signs of Pests	N/A		in Traps We			Air Fresheners	N/A
Room Cluttered	N/A	Food if Store in Sealed Co		N/A		in Room	
Mechanical Equipm	nent Location	FISH 163				Mechanical Room Clean	Yes
Filters Installed Prop	perly Yes	F	ilters Clean	Yes		Inside of HVAC Unit Clean	Yes
Condensate Pan	Clean Yes	Coolin	g Coil Clear	Yes			
Fresh Air Intake Loc	ation	Thru exterior wa	II		▼	Fresh Air Intake Free	Yes
Pollutant Sources N Intake	ear Air	Trees at same el	evation as	intake	▼	of Obstruction	
Observations							
F-163 is an air handler room.  There was no odor during the time of assessment. The water damaged wall board is located between both units and by the East doorway. The cause was most likely the drain at one time being clogged and water intrusion from rain outside the East door.							
Corrective Actions to be Completed by Site Based Staff  Corrective Actions to be Completed by PPO							
			▼			pair cause of water damage	<b>V</b>
			▼	Kemove a	anu repia	ce wall material as necessary	▼
			▼				▼
			▼				▼
			▼				▼
			▼				▼

# **IAQ Assessment**

Panther Run Elen	nentary Evaluation Dat	e November 28, 2012	2 Time of Day 1	2:30
Outdoor Conditions Temperature	78.4 Relative	Humidity 63.1	Ambient CO2 4	37
Fish         Temperature         Range           164         72.5         72 - 78		Range <u>CO</u> % - 60%		ccupants
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	No	No		
Floor 12" x 12" Vinyl	No	No		
Ceiling Clean No	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
Walls Clean Yes	Inside of Supply	Yes	Inside of Return	Vaa
Flooring Clean Yes	Duct Clean	163	<b>Duct Clean</b>	Yes
Room Surfaces No Clean	Ceiling at Supply Grills 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 Frankanara	N <sub>2</sub>
Room Cluttered Yes	Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location FIS	H 163		Mechanical Room Clean	Yes
Filters Installed Properly Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes	Cooling Coil Clean	Yes		
Fresh Air Intake Location Thi	u exterior wall	▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	es at same elevation as int	take ▼	or obstruction	
Observations				

There was no odor of any kind during the time of assessment. The HFSP states that there is an odor on Monday mornings after the HVAC system has been off all weekend and that there are cats that congregate by the fresh air vent. I questioned the incorrect use of Wexcide, which may be the cause of the unpleasant odor and he states absolutely not. The room is cluttered with classroom kindergarten supplies, the supplies accumulate dust build up that may irritate the instructor who may be sensitive. The ceiling stain is located adjacent to an adjoining air handler room wall.

# Corrective Actions to be Completed by Site Based Staff

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▼
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▼

# **Corrective Actions to be Completed by PPO**

Evaluate and repair cause of stained ceiling tiles	▼
Remove and replace ceiling tiles	▼
	▼
	▼
	▼
	▼
	▼
	▼