

Aston A. Henry, Director
Risk Management Department

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August 20, 2013

Signature on File

TO: Orinthia Dias, Principal
Park Lakes 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 August 12, 2013, I conducted an assessment at **Park Lakes 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

RK/tc
Enc.

IAQ Assessment

Park Lakes Elementary

Evaluation Date August 12, 2013

Time of Day 12:30

Outdoor Conditions Temperature 93.3

Relative Humidity 49.0

Ambient CO2 457

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
854	74.3	72 - 78	62.8	30% - 60%	519	MAX 700 > Ambient	2
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes		No		3 Stained ceiling tiles
Walls	Drywall		Yes		Yes		50 sq ft wet - 1 sq ft microbial
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean		Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean Yes	
Walls Clean		Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean N/A	
Flooring Clean		Yes	Ceiling at Supply Grills Clean		No		
Room Surfaces Clean		Yes					
Trash Removed		Yes	Exhaust Fans Working		Yes	Unapproved Chemicals / Cleaners in Room No	
Signs of Pests		No	Drain Traps Wet		Yes	Air Fresheners in Room No	
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			Bard unit in back of room			Mechanical Room Clean N/A	
Filters Installed Properly		N/A	Filters Clean		N/A	Inside of HVAC Unit Clean N/A	
Condensate Pan Clean		N/A	Cooling Coil Clean		N/A		
Fresh Air Intake Location			Outside of Unit ▼			Fresh Air Intake Free of Obstruction Yes	
Pollutant Sources Near Air Intake			None ▼				

Observations

Water damaged wall left side of front window with 2 inch spot of microbial growth - 3 stained ceiling tiles - water damaged wallboard above ceiling in front of bathroom - bulletin board in front of bathroom wet - wall wet in front of bathroom floor to ceiling from corner out 5 feet from bathroom - microbial growth on edges and inside of student desks - humidity elevated in room

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean student desks	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Replace water damaged wall around front window	▼
Replace water damaged wallboard above ceiling	▼
Replace water damaged ceiling tiles	▼
Replace water damaged bulletin board	▼
Replace water damaged wall material in front	▼
of bathroom	▼
Repair roofing	▼