

Aston A. Henry, Director

managing risk with responsibility

754 321-1900

Telephone:

Risk Management Department		Fax:	754 321-1917
October 8, 20	Signature on File	For Custodia	l Supervisor Use Only
TO:	Arlene Klaasen, Principal Park Springs Elementary School		Issues Addressed Issues Not Addressed
FROM:	Robert Krickovich, Coordinator I, LEA Risk Management Department		
SUBJECT:	Indoor Air Quality (IAQ) Assessment	-	

On October 1, 2013, I conducted an assessment at **Park Springs 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.

Park Springs Elementary Eval	uation Date October 1, 2013 Time of Day 12:15						
Outdoor Conditions Temperature 90.3	Relative Humidity 60.4 Ambient CO2 469						
Fish Temperature Range Relative Hum 503 73.7 72 - 78 37.4	Name						
Noticeable Odor No Visible water da staining?							
Ceiling 2' X 4' Lay in No	No						
Walls Drywall No	No						
Floor 12" x 12" Vinyl No	No						
Ceiling Clean Yes HVAC Su Grills Cle Walls Clean Yes							
Flooring Clean Yes Inside of Duct Clea							
Room Surfaces Yes Ceiling a Grills Clean							
Trash Removed Yes Exhaust Fans	Working Yes Unapproved Chemicals / Cleaners in Room No						
Signs of Pests No Drain Ti	raps Wet Yes Air Fresheners No						
Room Cluttered No Food if Stored in Sealed Contain	Room is in Room						
Mechanical Equipment Location Above Ceiling Mechanical Room Clean N/A							
Filters Installed Properly Yes Filter	rs Clean No Inside of HVAC Unit Clean N/A						
Condensate Pan Clean N/A Cooling Coil Clean N/A							
Fresh Air Intake Location Roof top	▼ Fresh Air Intake Free						
Pollutant Sources Near Air Intake	of Obstruction ▼						
Observations							
Complaint of allergy symptoms when in room - Heavy dust and debris on HVAC return grills and A/C filters - Dust build up on ceilings at HVAC supply grills - CO2 slightly elevated - Dust build up on supply grill in storage room							
Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO							
Clean HVAC return grills with Wexcide	▼ Repair HVAC to reduce CO2 level ▼						
Remove and replace A/C filters Clean ceilings around HVAC supply grills							
Clean HVAC supply grill in storage room with	▼ ▼						
Wexcide							

Park Springs Elementary Eval	luation Date October 1, 2013 Time of Day 12:15						
Outdoor Conditions Temperature 90.3	Relative Humidity 60.4 Ambient CO2 469						
Fish Temperature Range Relative Hum 505 72.6 72 - 78 48.2	Note						
Noticeable Odor No Visible water da staining?	growth? material affected						
Ceiling 2' X 4' Lay in No Walls Drywall No	No No						
Walls Drywall No Floor 12" x 12" Vinyl No	No						
Ceiling Clean Yes HVAC Su							
Walls Clean Yes Inside of Flooring Clean Yes Duct Clean	11, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,						
Room Surfaces Yes Ceiling at Clean Grills Cle							
Trash Removed Yes Exhaust Fans	Working Yes Unapproved Chemicals / Cleaners in Room No						
	raps Wet Yes Air Fresheners No						
Room Cluttered No Food if Stored in Sealed Contain							
Mechanical Equipment Location Above Ceiling Mechanical Room Clean N/A							
Filters Installed Properly Yes Filters Clean No Inside of HVAC Unit Clean N/A							
Condensate Pan Clean N/A Cooling Coil Clean N/A							
Fresh Air Intake Location Roof top	▼ Fresh Air Intake Free of Obstruction Yes						
Pollutant Sources Near Air Intake None	▼ Of Obstruction						
Observations							
Complaint of allergy symptoms when in room - Heavy dust and debris on HVAC return grills and A/C filters - Dust build up on ceilings at HVAC supply grills - CO2 slightly elevated - Dust build up on HVAC supply grill in storage room							
Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO							
Clean HVAC return grills with Wexcide ▼ Repair HVAC to reduce CO2 level							
Remove and replace A/C filters Clean ceilings around HVAC supply grills	v						
Clean HVAC supply grill in storage room with ▼							
Wexcide ▼							
	▼						

Park Springs Elementary	October 1, 2013	Time of Day1	2:15				
Outdoor Conditions Temperature 90.3 Relative Humidity 60.4 Ambient CO2 469							
Fish Temperature Range Relative Hu 507 71.4 72 - 78 56.4	30% - 60% CO		ccupants 22				
Noticeable Odor No Visible water of staining		Amount of material affected					
Ceiling 2' X 4' Lay in No	No						
Walls Drywall No	No						
Floor 12" x 12" Vinyl No	No						
Ceiling Clean Yes HVAC S Grills C Walls Clean Yes	ean Yes	HVAC Return Grills Clean	No				
Flooring Clean Yes Duct Cl	Supply Yes	Inside of Return Duct Clean	N/A				
Room Surfaces Yes Ceiling Clean Grills C	nt Supply ean No						
Trash Removed Yes Exhaust Fans		Unapproved Chemicals / Cleaners in Room	No				
	raps Wet Yes	Air Fresheners	No				
Room Cluttered Yes Food if Stored in Sealed Conta	I NI/A I	in Room					
Mechanical Equipment Location Above Ceiling Mechanical Room Clean N/A							
Filters Installed Properly Yes Filt	rs Clean No	Inside of HVAC Unit Clean	N/A				
Condensate Pan Clean N/A Cooling Coil Clean N/A							
Fresh Air Intake Location Roof top Fresh Air Intake Free Yes							
Pollutant Sources Near Air Intake	▼	of Obstruction	100				
Observations							
Complaint of allergy symptoms when in room - Heavy dust and debris on HVAC return grills and A/C filters - Dust build up on ceilings at HVAC supply grills - CO2 slightly elevated - 20 upholstered throw pillows in room (possible source of allergens) - room cluttered with papers, boxes, furnishings							
Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO							
Clean HVAC return grills with Wexcide ▼ Repair HVAC to reduce CO2 level ▼							
Remove and replace A/C filters ▼							
Clean ceilings around HVAC supply grills Encourage occupant to reduce clutter ▼							
Remove throw pillows from room							

Park Springs Elementary Eva	aluation Date October 1, 2013 Time of Day 12:15						
Outdoor Conditions Temperature 90.3	Relative Humidity 60.4 Ambient CO2 469						
Fish Temperature Range Relative Hull 511 70.2 72 - 78 52.1	30% - 60% CO ² Range # Occupants MAX 700 > 1 Ambient Ambient CO ² Range # Occupants Ambient CO ² Range # Occupants CO ² Ambient CO ² Range # Occupants CO ² Ambient CO ² CO ²						
Noticeable Odor No Visible water d							
Ceiling 2' X 4' Lay in No	No						
Walls Drywall No	No L						
Floor 12" x 12" Vinyl No	No L						
Ceiling Clean Yes HVAC S Grills Cl							
Walls Clean Yes Inside o Flooring Clean Yes Duct Cle	of Supply Yes Inside of Return Duct Clean N/A						
Room Surfaces Yes Ceiling a Clean Grills Cl	at Supply lean No						
Trash Removed Yes Exhaust Fans	Cleaners in Room No						
Signs of Pests No Drain 1 Room Cluttered No Food if Stored in Sealed Conta							
Mechanical Equipment Location Above Ceiling Mechanical Room Clean N/A							
Filters Installed Properly Yes Filter	ers Clean No Inside of HVAC Unit Clean N/A						
Condensate Pan Clean N/A Cooling Coil Clean N/A							
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Clean HVAC return grills with Wexcide ■ Repair HVAC to reduce CO2 level							
Remove and replace A/C filters ▼ Clean ceilings around HVAC supply grills ▼							
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