

## managing risk with responsibility

Aston A. Henry, Director		Telephone:	754 321-1900
Risk Management Department		Fax:	754 321-1917
June 17, 2015	Signature on File		
June 17, 2015	Signature on rite	For Custodial S	upervisor Use Only
TO:	TO: Katie Policastro, Assistant Principal	Custodial Iss	ues Addressed
	Park Springs Elementary	Custodial Iss	ues Not Addressed
FROM:	Daniel Meyer, Project Manager		
	Risk Management Department		
SUBJECT:	Indoor Air Quality (IAQ) Assessment		

On June 16, 2015, 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 754-321-1900.

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

DM/jj Enc.

	IAQ Assess	ment	
Park Springs	Elementary Evaluation Da	te June 16, 2015	Time of Day 10:00 AM
Outdoor Conditions Temper	ature 85.6 Relative	e Humidity 69.7	Ambient CO2 424
		Range         CO <sup>2</sup> % - 60%         465	
Noticeable Odor Yes	Visible water damage / staining?	Visible microbial growth?	Amount of material affected
Ceiling2' X 4' Lay inWallsDrywall/TackboardFloor12" x 12" Vinyl	No           No           No	No Yes No	4 ft. East wall - 3 tackboards
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean Yes
Flooring Clean No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean Yes
Room Surfaces No Clean	Ceiling at Supply Grills Clean	Yes	
Trash Removed Yes	Exhaust Fans Working	Yes	Unapproved Chemicals / Cleaners in Room
Signs of PestsNoRoom ClutteredNo	Drain Traps Wet Food if Stored in Room is in Sealed Containers	Yes N/A	Air Fresheners No in Room
Mechanical Equipment Location	Above Ceiling		Mechanical Room Clean N/A
Filters Installed Properly Ye	s Filters Clean	Yes	Inside of HVAC Unit Clean Yes
Condensate Pan Clean Ye	s Cooling Coil Clean	Yes	
Fresh Air Intake Location	Ducted to roof-top	▼	Fresh Air Intake Free of Obstruction Yes
Pollutant Sources Near Air Intake	Νο	▼	
Observations			
	of classroom needs to be wiped spotty growth and need to be r		

Corrective Actions to be Completed by Site Based Staff

Thoroughly Clean Classroom	▼
Wexcide East wall	▼
Wipe wall stain with wexcide and evaluate.	▼
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	▼
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## **Corrective Actions to be Completed by PPO**

Repair HVAC to Reduce Humidity Levels	▼
Remove tack board and repair wall	▼
	▼
	▼
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	▼
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	IAQ Assessi	ment		
Park Spring	s Elementary Evaluation Dat	<b>e</b> June 16, 2015	<b>Time of Day</b> 10:	00 AM
Outdoor Conditions Temper	rature 85.6 Relative	e Humidity 69.7	Ambient CO2 4	24
		Range         CO <sup>2</sup> % - 60%         692	Range # Oo MAX 700 > Ambient	ccupants 2
Noticeable Odor Yes	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in	Yes	Yes	6 Tiles	
Walls Drywall/Tackboard	Yes	No	2 Tackboards	
Floor 12" x 12" Vinyl	No	No		
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	No
Flooring Clean No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
Room Surfaces No Clean	Ceiling at Supply Grills Clean	Νο		
Trash Removed Yes	Exhaust Fans Working	Yes	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No	Drain Traps Wet	Yes	Air Fresheners	No
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	in Room	
Mechanical Equipment Location	Above Ceiling		Mechanical Room Clean	N/A
Filters Installed Properly	S Filters Clean	Νο	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Ye	s Cooling Coil Clean	Yes		
Fresh Air Intake Location	Ducted to roof-top	▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	Νο	▼	of obstruction	
Observations				
Appears to be a roof leak in this classroom. 3 stained tiles with growth. Ceiling tiles around Supply grills need to be replaced. A/C concerns in classroom. Tackboard under roof leak area needs to be removed and wall evaluated.				

Corrective Actions to be Completed by Site Based Staff

Thoroughly Clean Classroom	▼
Replace stained ceiling tiles after roofing repairs	▼
Replace filters	▼
Clean HVAC return grills with Wexcide	▼
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Corrective Actions to be Completed by PPO

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IAQ Assessment				
Park Springs	Elementary Evaluation Dat	e June 16, 2015	Time of Day 10:0	MA 00
Outdoor Conditions Tempera	ature 85.6 Relative	Humidity 69.7	Ambient CO2 42	24
		Range CO % - 60% 949		2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling     2' X 4' Lay in       Walls     Drywall/Tackboard	No	No		
Floor 12" x 12" Vinyl	No	No		
Ceiling Clean Yes Walls Clean Yes Flooring Clean No	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Inside of Return Duct Clean	No Yes
Room Surfaces No	Ceiling at Supply Grills Clean	Yes		
Trash Removed Yes Signs of Pests No	Exhaust Fans Working	Yes	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No Room Cluttered No	Drain Traps Wet Food if Stored in Room is in Sealed Containers	Yes N/A	Air Fresheners in Room	No
Mechanical Equipment Location	Above Ceiling		Mechanical Room Clean	N/A
Filters Installed Properly Yes		No	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes	Cooling Coil Clean	Yes		
Fresh Air Intake Location Pollutant Sources Near Air	Ducted to roof-top	<b>▼</b>	Fresh Air Intake Free of Obstruction	Yes
Intake	No	▼		
Observations Classroom is ready for Summer cleaning. A/C Concerns				
Liassroom is ready for Summer	cleaning. A/C Concerns			

## Corrective Actions to be Completed by Site Based Staff

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## Corrective Actions to be Completed by PPO

Repair HVAC to Reduce Humidity Levels	▼
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