

SUBJECT:

Aston A. Henry, Task Assigned Director

Indoor Air Quality (IAQ) Assessment

managing risk with responsibility

754 321-1900

Telephone:

Risk Managen	nent Department	Fax:	754 321-1917		
May 2, 2013	Signature on File	For Custodia	For Custodial Supervisor Use Only		
TO:	Susan Colton, Principal Parkside Elementary School		Issues Addressed Issues Not Addressed		
FROM:	Robert Krickovich, Coordinator I, LEA Facilities Design and Construction				

On April 8, 2013, I conducted an assessment at **Parkside 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, Supervisor, Risk Management Sonja Coley, Senior Project Manager, Facilities Design and Construction Broward Teachers Union Federation of Public Employees

RK/tc Enc.

IAQ Assessment

Fish Temperature Range Relative Humidity Range CO2 Range # Occupants 001A 72 - 78 30% - 60% MAX 700 Ambient Noticeable Odor No Visible water damage / Staining? Wisible microbial growth? Material affected Ceiling 2' X 4' Lay in Yes No Mo Material affected Visible water damage / Staining? Wisible microbial growth? Material affected Floor 12" X 12" Vinyl Yes No Mo Mo Material affected Floor 12" X 12" Vinyl Yes No Mo Mo Material affected Floor 12" X 12" Vinyl Yes No Mo Mo Mother Material affected Flooring Clean Grills Clean Grills Clean Grills Clean Grills Clean Mother Mot	Parkside	Elementary Evaluation Da	April 8, 2013	Time of Day 11:00	
Noticeable Odor No	Outdoor Conditions Tempera	ture 80.9 Relativ	ve Humidity 47.5	Ambient CO2 470	
Staining? growth? material affected Staining? growth? material affected Walls Drywall Yes No				MAX 700 >	ants
Walls Drywall Yes No		staining?	growth?		_
Ceiling Clean	Walls Drywall	Yes	No		
Trash Removed	Walls Clean Flooring Clean	HVAC Supply Grills Clean Inside of Supply Duct Clean		Grills Clean Inside of Return	
Mechanical Equipment Location Filters Installed Properly Condensate Pan Clean Fresh Air Intake Location Pollutant Sources Near Air Intake Observations Corridor 001A outside of room 131 - Drywall cracked both sides of hall - floor tile buckling and water damaged - one water stained ceiling tile - floor tile between room 131 and adjacent room buckling. Appears to be problem between one story and two story section of building - May be roof flashing leaking - PPO to investigate water intrusion issue - Repair cause of damaged flooring - Repair drywall cracks - may need expansion joint - may need Facilities participation Contact Gerry Devio) Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO See above observations for corrective action V V V V V V V V V V V V V V V V V V	Trash Removed Signs of Pests	Grills Clean Exhaust Fans Working Drain Traps Wet Food if Stored in Room is		Cleaners in Room Air Fresheners	
Pollutant Sources Near Air	Filters Installed Properly				
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V V V V V V V V	Corrective Actions to be Comple	eted by Site Based Staff	Corrective Action	s to be Completed by PPO	
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IAQ Assessment

April 8, 2013

Time of Day

11:00

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Evaluation Date

Parkside Elementary

Outdoor Conditions Tempera	ture 80.9 Relativ	ve Humidity 47.5	Ambient CO2 4	70
	nge Relative Humidity - 78 44.4 3	Range <u>CO²</u> 0% - 60% 1172		ccupants 15
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	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 Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
Walls Clean Yes	Inside of Supply	Yes	Inside of Return	Yes
Flooring Clean Yes	Duct Clean		Duct Clean	103
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes		
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	Yes
Signs of Pests No	Drain Traps Wet	N/A	Air Fresheners	
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	in Room	No
Mechanical Equipment Location	FISH 309		Mechanical Room Clean	Yes
Filters Installed Properly Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes	Cooling Coil Clean	No		
Fresh Air Intake Location	Outside of Room	▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	Parking and driveway	▼	or obstruction	
Observations				
CO2 slightly elevated - Gallon of	Ortho Home Defense behind	teacher desk		
Corrective Actions to be Comple Remove non approved	ns to be Completed by PF C to reduce CO2 level	.o. ▲		
	▼ ▼		an HVAC coil	▼
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