

Setpember 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: Jill Wilson, Principal

Pasadena Lakes Elementary School

FROM: Richard Rosa, Project Manager

Facilities Design and Construction

SUBJECT: Indoor Air Quality (IAQ) Assessment

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

On September 6, 2012, I conducted an assessment at **Pasadena 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: 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

Pasadena Lakes Elementary Eval	aluation Date September 6, 2012 Time of Day 11:30				
Outdoor Conditions Temperature 85.6	Relative Humidity 64.5 Ambient CO2 420				
Fish Temperature Range Relative Hum 271 75 72 - 78 57.8	midity Range CO ² Range # Occupants 30% - 60% Ambient				
Noticeable Odor No Visible water da staining?	unatarial affactad				
Ceiling Homosote Yes	Yes 40 sq ft				
Walls Homasote No	No				
Floor 12" x 12" Vinyl No	No				
Ceiling Clean No HVAC Su Grills Cle Walls Clean Yes Inside of	clean Yes Grills Clean Yes				
Flooring Clean Yes Duct Clea	··· - N/A				
Room Surfaces Yes Ceiling a Clean Grills Cle	at Supply lean No				
Trash Removed Yes Exhaust Fans	s Working N/A Unapproved Chemicals / No No				
Signs of Pests Yes Drain To	Traps Wet N/A Air Fresheners No				
Room Cluttered No Food if Stored in in Sealed Contain	in Room is in Room				
Mechanical Equipment Location Window unit Mechanical Room Clean N/A					
Filters Installed Properly Yes Filter	ers Clean Yes Inside of HVAC Unit Clean N/A				
Condensate Pan Clean N/A Cooling Coil Clean Yes					
Fresh Air Intake Location Window unit	Fresh Air Intake Free				
Pollutant Sources Near Air Intake Grass and landscape	of Obstruction				
Observations					
	strusion. 40 sq ft of ceiling collapsed due to excessive water				
analysis for repair.	his portable is not being used, recommending evaluation/ cost				
Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO					
Generate a work order for pest control ▼					
	▼				
▼ Evaluate and repair cause of water damage ▼ see observations above for additional info					
	▼ see observations above for additional info ▼ ▼ ▼				

IAQ Assessment

Pasadena Lakes Elementary

Evaluation Date September 6, 2012

Time of Day

12:00

outdoor Conditions	s Tem	perature	85.6	Relati	ve Humidity	64.5	Ambient CO2 420	
	perature 72.6	Range 72 - 78	Relative Hu	 i	Range 30% - 60%	52 ⁴		upants
Noticeable Odor	No		Visible water o			nicrobial wth?	Amount of material affected	
Ceiling Hor	mosote		Yes		N	lo	< 1 sq ft	
Walls Homasote Yes No								
Floor 12" x	12" Vinyl		No		N	lo		
Ceiling Clean	No		HVAC S		Yes		HVAC Return Grills Clean	Yes
Walls Clean Flooring Clean	Yes		Inside o	of Supply lean	N/A		Inside of Return Duct Clean	N/A
Room Surfaces Clean	Yes		Ceiling Grills C	at Supply Clean	No			
Trash Removed	Yes		Exhaust Fan				Unapproved Chemicals / Cleaners in Room	No
Signs of Pests Room Cluttered	No		Drain Food if Stored in Sealed Cont				Air Fresheners in Room	No
Mechanical Equipm	nent Locat	ion Wind	dow unit				Mechanical Room Clean	N/A
Filters Installed Prop	perly [Yes	Filt	ers Clean	Yes		Inside of HVAC Unit Clean	N/A
Condensate Pan	Clean	N/A	Cooling	Coil Clean	Yes			
Fresh Air Intake Location Window unit ▼ Fresh Air Intake Free of Obstruction			Yes					
Pollutant Sources N Intake	ear Air	Gras	s and landsca	pe		▼		
Observations								
collapse due to wat	ter intrus	ion. The r	oof needs to b	e evaluat	ed for leaks.	The wall h	ote ceiling paneling is ready to comosote is wet per meter und ost analysis for repair.	
Corrective Actions	to be Co	mpleted k	y Site Based S	Staff	Corre	ective Action	ons to be Completed by PPO	
				▼	Rep	air HVAC	to reduce humidity level	▼
				▼		4	almania afairta I	▼
				▼			pair cause of water damage s above for additional info	▼
				+¥	see of	servation	s above for additional info	▼
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IAQ Assessment

Pasadena Lakes Elementary Eval	aluation Date September 6, 2012 Time of Day 11:00				
Outdoor Conditions Temperature 85.6	Relative Humidity 64.5 Ambient CO2 420				
Fish Temperature Range Relative Hum P-1241C 71.7 72 - 78 72	midity Range CO ² Range # Occupants 30% - 60% 481 MAX 700 > Ambient				
Noticeable Odor Yes Visible water da staining?					
Ceiling Drywall No	No				
Walls Paneling/Drywall Yes	Yes < 5 sq ft				
Floor 12" x 12" Vinyl No	No				
Ceiling Clean Yes HVAC Su Grills Clean No					
Flooring Clean Yes Inside of Duct Clean					
Room Surfaces Yes Ceiling a Grills Clean	at Supply lean Yes				
Trash Removed Yes Exhaust Fans	Working N/A Unapproved Chemicals / No Cleaners in Room				
Signs of Pests No Drain To	Traps Wet N/A				
Room Cluttered No Food if Stored in in Sealed Contain					
Mechanical Equipment Location Bard like HVAC system in classroom Mechanical Room Clean N/A					
Filters Installed Properly Yes Filter	ers Clean Yes Inside of HVAC Unit Clean N/A				
Condensate Pan Clean N/A Cooling Co	Coil Clean N/A				
Fresh Air Intake Location Behind Bard unit/Ex	xterior wall ▼ Fresh Air Intake Free of Obstruction Yes				
Pollutant Sources Near Air Intake Grass and landscape					
Observations					
The entire exterior South wall T-111 is wet and needs replacement. The entire interior South wall is wet and needs to be replaced. Various sections of paneling has visible microbial growth and is wet per meter. The exterior North, East, and West wall system appears to be paneling and insulation only. The same exterior walls are manufactured metal skin. Evaluate missing roof flashing over the metal exterior walls. The HFSP stated that the portable has had numerous expensive repairs made and the portable still leaks. This portable is not being used, recommending					
evaluation/ cost analysis for repair.					
Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO Representative Actions to be Completed by PPO					
	▼ Repair HVAC to reduce humidity level ▼				
	▼ Evaluate and repair cause of water damage ▼				
	▼ see observations above for additional info ▼				
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