

## managing risk with responsibility

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October 25, 2012 Signature on File

TO: Catrice Duhart, Principal

**AC Perry Elementary School** 

FROM: Richard Rosa, Project Manager

Facilities Design and Construction

SUBJECT: Indoor Air Quality (IAQ) Assessment

On October 22, 2012, I conducted an assessment at **AC Perry 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**

Perry, Annabel C. Elen	nentary Evaluation Da	October 22, 2012	Time of Day11:	15
Outdoor Conditions Temperature	e 83.4 Relativ	e Humidity 51.8	Ambient CO2 410	
Fish         Temperature         Range           852         69         72 - 78		Range CO <sup>2</sup> 9% - 60% 434		upants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' x 4'	No	No		
Walls Drywall	No	No		
Floor 12" x 12" Vinyl	Yes	No	20 sq ft	
Ceiling Clean Yes Walls Clean No	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	No
Flooring Clean Yes	Inside of Supply Duct Clean	N/A	Inside of Return Duct Clean	No
Room Surfaces No Clean	Ceiling at Supply Grills Clean	No		
Trash Removed Yes	Exhaust Fans Working	Yes	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No	Drain Traps Wet	No	Air Fresheners	No
Room Cluttered No	Food if Stored in Room is in Sealed Containers	No	in Room	140
Mechanical Equipment Location Ba	rd like HVAC system in cla	assroom	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 Be	hind Bard unit/Exterior wa	III ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake		▼	or obstruction -	_
Observations				
The stains on the flooring are from contents and from the center of the flooring additional cleaning is recommended at 50%.	or tile and mixes with dirt	and therefore stains. T	he floor tile cannot hold wa	x so
Corrective Actions to be Completed	l by Site Based Staff	Corrective Actio	ns to be Completed by PPO	

Constitute / Constitute to 20 Completion by one Europa	•••••	
Thoroughly clean elevated surfaces		
Thoroughly clean blinds		
Vacuum return grill	•	
Clean HVAC supply grills with Wexcide	•	
Clean dust from ceiling tiles or replace	•	
	•	
	•	
	▼	

Repair HVAC to reduce humidity level		
Evaluate HVAC coil for cleaning		
Set temperature to 72 - 78 degrees		
	▼	
	▼	
	▼	
	▼	
	▼	