

Aston A. Henry, Supervisor
Risk Management Department

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August 1, 2012

Signature on File

TO: Vicki Flournoy, Principal
Rock Island Elementary School

FROM: Robert Krickovich, Coordinator I, LEA
Facilities Design and Construction

SUBJECT: Indoor Air Quality (IAQ) Assessment

<u>For Custodial Supervisor Use Only</u>	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed

On July 31, 2012, I conducted an assessment at **Rock Island 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

RK/tc
Enc.

IAQ Assessment

Rock Island Elementary

 Evaluation Date July 31, 2012

 Time of Day 4:00

 Outdoor Conditions Temperature 92.7

 Relative Humidity 52.2

 Ambient CO2 477

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
301	81.5	72 - 78	37.6	30% - 60%	441	MAX 700 > Ambient	3	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' X 4' Lay in		No		No			
Walls	Drywall		Yes		Yes		12 square feet	
Floor	Painted Concrete		Yes		No		6 square feet	
Ceiling Clean		Yes	HVAC Supply Grills Clean		No	HVAC Return Grills Clean		No
Walls Clean		Yes	Inside of Supply Duct Clean		No	Inside of Return Duct Clean		No
Flooring Clean		Yes	Ceiling at Supply Grills Clean		N/a			
Room Surfaces Clean		Yes						
Trash Removed		Yes	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room		No
Signs of Pests		No	Drain Traps Wet		N/A	Air Fresheners in Room		No
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location			In room - wall mounted			Mechanical Room Clean		N/A
Filters Installed Properly		Yes	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			Outside of unit ▼			Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake			none ▼					

Observations

Wall board around wall mounted HVAC unit is severely water damaged - Crack on exterior of building over HVAC unit - HVAC unit not caulked to wall allowing water to enter on top of unit and run into building causing water damage to wall material and staining on floor.

Corrective Actions to be Completed by Site Based Staff

	▼
	▼
	▼
	▼
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	▼
	▼
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Corrective Actions to be Completed by PPO

Replace wall material around HVAC unit	▼
Repair crack in exterior wall	▼
Caulk unit to wall to prevent water intrusion	▼
Clean debris from inside of unit	▼
	▼
	▼
	▼
	▼