

Aston A. Henry, Supervisor
Risk Management Department

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September 11, 2012

Signature on File

TO: Ducarmel Augustin, Principal
Royal Palm 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 September 6, 2012, I conducted an assessment at **Royal Palm 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

Royal Palm Elementary

 Evaluation Date September 6, 2012

 Time of Day 10:45

 Outdoor Conditions Temperature 91.2

 Relative Humidity 56.7

 Ambient CO2 485

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
134	73.4	72 - 78	56.9	30% - 60%	862	MAX 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
2' X 4' Lay in		Drywall		12" x 12" Vinyl		3 stained tiles	
No		Yes		No		No	
No		No		No		No	

Ceiling Clean	Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
Walls Clean	No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	N/A
Flooring Clean	Yes	Ceiling at Supply Grills Clean	No		
Room Surfaces Clean	Yes				

Trash Removed	Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests	Yes	Drain Traps Wet	Yes	Air Fresheners in Room	No
Room Cluttered	No	Food if Stored in Room is in Sealed Containers	N/A		

Mechanical Equipment Location	Roof Top	Mechanical Room Clean	N/A
Filters Installed Properly	N/A	Filters Clean	N/A
Condensate Pan Clean	N/A	Cooling Coil Clean	N/A
		Inside of HVAC Unit Clean	N/A

Fresh Air Intake Location	 	Fresh Air Intake Free of Obstruction	<input type="checkbox"/>
Pollutant Sources Near Air Intake	 		

Observations

2 stained ceiling tiles back left corner of room - 1 stained ceiling tile front right corner of room - Palmetto bugs under sinks - water stains in sink cabinets at all waste separators - Dust on wall surfaces in front of HVAC supply grills - Ceilings at HVAC supply grills dirty - air purifier and laminator in room 134A no exhaust.

Corrective Actions to be Completed by Site Based Staff

Clean dust from wall surfaces	▼
Clean ceilings around HVAC supply grills	▼
	▼
Laminator should be moved to area with exhaust and not accessible to students (burn hazard)	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tiles	▼
Remove and replace ceiling tiles	▼
Generate work order for pest control	▼
Evaluate & repair cause of staining in sink cabinets	▼
	▼
	▼
	▼