

Aston A. Henry, Director
Risk Management Department

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May 21, 2014

Signature on File

TO: Amada Walker, Principal
Silver Palms Elementary School

FROM: Richard Rosa, Project Manager
Risk Management Department

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 May 13, 2014, I conducted an assessment at **Silver Palms 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, Director, Risk Management
Sonja Coley, Senior Project Manager, Facilities & Construction
Broward Teachers Union
Federation of Public Employees

RR/tc
Enc.

IAQ Assessment

Silver Palms Elementary

Evaluation Date May 13, 2014

Time of Day 10:45

Outdoor Conditions Temperature 84.9

Relative Humidity 70.3

Ambient CO2 399

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
122	71.4	72 - 78	41.6	30% - 60%	934	MAX 700 > Ambient		
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' X 4' Lay in		Yes		Yes		6 sq ft	
Walls	Drywall		Yes		Yes		15 sq ft	
Floor	12" x 12" Vinyl		Yes		No		2 sq ft	
Ceiling Clean		No	HVAC Supply Grills Clean		No	HVAC Return Grills Clean		No
Walls Clean		No	Inside of Supply Duct Clean		N/A	Inside of Return Duct Clean		N/A
Flooring Clean		No	Ceiling at Supply Grills Clean		No			
Room Surfaces Clean		No						
Trash Removed		N/A	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			Outside Pad			Mechanical Room Clean		N/A
Filters Installed Properly		No	Filters Clean		No	Inside of HVAC Unit Clean		N/A
Condensate Pan Clean		N/A	Cooling Coil Clean		N/A			
Fresh Air Intake Location			Within conditioned space ▼			Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake			No ▼					

Observations

F-122 Electrical room
 Facilities should reevaluate this type of HVAC system in these conditions, possibly a thermostat controlled exhaust fan. Vent is already cut in the door, leading to interior conditioned corridor. Currently, cold air is blowing on warm surfaces, ceiling and upper wall surfaces have visible microbial growth. Non IAQ related... Replace the fluorescent lamps in fixture. Reminder, do not use liquid cleaning agents when cleaning electrical room, vacuum and sweep.

Corrective Actions to be Completed by Site Based Staff

Clean stained flooring	▼
Monitor thermostat in room 72 degrees	▼
Clean cobwebs from low & elevated corners	▼
Clean cobwebs from elevated corners	▼
Thoroughly clean all surfaces in Electrical Room	▼
Remove and replace A/C filters	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tiles	▼
Remove/replace interior stained walls	▼
Remove/replace stained ceiling tiles, cuts needed	▼
Check HVAC system for normal operation	▼
	▼
	▼
	▼
	▼