

Aston A. Henry, Task Assigned Director
Risk Management Department

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May 21, 2013

Signature on File

TO: Angela Iudica, Principal
Silver Shores Elementary School

FROM: Richard Rosa, Project Manager
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 May 20, 2013, I conducted an assessment at **Silver Shores 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, Task Assigned Director, Risk Management
Sonja Coley, Senior Project Manager, Facilities Design and Construction
Broward Teachers Union
Federation of Public Employees

RR/tc
Enc.

IAQ Assessment

Silver Shores Elementary

Evaluation Date May 20, 2013

Time of Day 9:45

Outdoor Conditions Temperature 79.7

Relative Humidity 79.2

Ambient CO2 449

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
118G	73.0	72 - 78	59.3	30% - 60%	703	MAX 700 > Ambient	
Noticeable Odor No		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' x 4'		No		No		
Walls	Drywall		Yes		Yes	< 75 sq ft	
Floor	Quarry Tile		No		No		
Ceiling Clean	Yes	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	N/a		
Walls Clean	No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	N/A		
Flooring Clean	Yes	Ceiling at Supply Grills Clean	Yes				
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	Yes				
Mechanical Equipment Location	FISH 124 AHU # 10			Mechanical Room Clean	Yes		
Filters Installed Properly	Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes		
Condensate Pan Clean	Yes	Cooling Coil Clean	Yes				
Fresh Air Intake Location	Roof top			Fresh Air Intake Free of Obstruction	Yes		
Pollutant Sources Near Air Intake	No						

Observations

Louvered panel in door acting as a HVAC return. This room is a kitchen food storage room. There is a built-in freezer/refrigerator adjacent to the wall with microbial growth. I recommend to open up wall, remove damaged wall board and insulation and replace with new. The exterior skin of the freezer is condensing on the drywall and seeping through into the storage room. South Area Carpenter foreman John Beavers is experienced with this situation and can advise the foreman responsible for this work order. The custodian will remove the food storage shelving from the affected wall.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean horizontal surfaces	▼
Clean ceilings around HVAC supply grills	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of water damage	▼
Remove and replace wall material as necessary	▼
	▼
	▼
See observations above for details	▼
	▼
	▼
	▼