

Aston A. Henry, Supervisor
Risk Management Department

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August 2, 2012

Signature on File

TO: Donna Patton, Principal
Sunshine 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 October 20, 2011, I conducted an assessment at **Sunshine 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/jg
Enc.

IAQ Assessment

Sunshine Elementary School

Location Number
 Evaluation Requested
 Evaluation Date

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="142"/>	<input type="text" value="73.5"/>	<input type="text" value="72 - 78"/>	<input type="text" value="63.2"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="1325"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>	
Ceiling Type	<input type="text" value="2 x 4 Lay in"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>		
Wall Type	<input type="text" value="Drywall/tackboard/AKI"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="Tackable wall retains moisture"/>		
Flooring	<input type="text" value="12 x 12 Vinyl"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text" value="See below"/>
Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
HVAC Supply Grills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
HVAC Return Grills	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text" value="Clean Appropriately"/>
Ceiling at Supply Grills	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="Clean Appropriately"/>
Surfaces in Room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text" value="Clean Appropriately"/>

Observations

Findings

- FISH142- Elevated CO2 and humidity level
- FISH142- Elevated moisture content in tackable wall material on north wall

Site Based Maintenance

- FISH 142- Dust build up on HVAC return grills and on ceiling at supply grills. Clean as appropriate.
- FISH 142- Dust build up on elevated surfaces. Clean as appropriate.
- FISH 142- Cob webs and dust in mechanical rooms

Physical Plant Operation

- FISH 142 - Evaluate HVAC system for proper operation and repair as appropriate to lower CO2 and humidity level
- FISH 142 - Remove tackable wall material on north wall and remove white eraser boards. Repair wall material as appropriate

-Note Work orders EQ2207 and EQ02211 issued 11/7/11

IAQ Assessment

Location Number

Sunshine Elementary School

Evaluation Requested

Time of Day

Evaluation Date

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="143"/>	<input type="text" value="76.6"/>	<input type="text" value="72 - 78"/>	<input type="text" value="64.4"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="1351"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text"/>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>	
Ceiling Type	<input type="text" value="2 x 4 Lay in"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>			
Wall Type	<input type="text" value="Tackboard"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="Wall retains moisture"/>			
Flooring	<input type="text" value="12 x 12 Vinyl"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>			

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text" value="See below"/>
Flooring	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
HVAC Supply Grills	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
HVAC Return Grills	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text" value="Clean Appropriately"/>
Ceiling at Supply Grills	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="text" value="Clean Appropriately"/>
Surfaces in Room	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="text" value="Clean Appropriately"/>

Observations

Findings

- FISH143- Elevated CO2 and humidity level
- FISH143- Elevated moisture content in tackable wall material on north wall

Site Based Maintenance

- FISH 143- Dust build up on HVAC return grills and on ceiling at supply grills. Clean as appropriate.
- FISH 143- Dust build up on elevated surfaces. Clean as appropriate.
- FISH 143- Cob webs and dust in mechanical rooms

Physical Plant Operation

- FISH 143 - Evaluate HVAC system for proper operation and repair as appropriate to lower CO2 and humidity level
- FISH 143 - Remove tackable wall material on north wall and remove white eraser boards. Repair wall material as appropriate

-Note Work orders EQ2207 and EQ02211 issued 11/7/11