

Aston A. Henry, Director
Risk Management Department

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July 15, 2013

Signature on File

TO: Roberta Ray, Principal
Tamarac Elementary School

FROM: Robert Krickovich, Coordinator I, LEA
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 July 10, 2013, I conducted an assessment at **Tamarac Elementary School**. Attached are findings and recommendations for further assessment, remediation, or corrective actions needed for FISH 708. Additional rooms were checked in building 1 and spotty microbial growth was found in gang restrooms and classroom restrooms. The Head Facilities Serviceperson was advised to wipe down the areas and block open doors to allow air circulation. If microbial growth returns, please contact COMPASS to generate work orders to sand and repaint surfaces.

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

RK/tc
Enc.

IAQ Assessment

Tamarac Elementary

Evaluation Date July 10, 2013

Time of Day 1:15

Outdoor Conditions Temperature 84.5 Relative Humidity 75.3 Ambient CO2 500

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
708	73.2	72 - 78	60.5	30% - 60%	446	MAX 700 > Ambient	2	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' X 4' Lay in		Yes		No		3 tiles	
Walls	Drywall		Yes		Yes		50 Sq Ft	
Floor	12" x 12" Vinyl		No		No			
Ceiling Clean		Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		Yes
Walls Clean		Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		Yes
Flooring Clean		Yes	Ceiling at Supply Grills Clean		Yes			
Room Surfaces Clean		Yes						
Trash Removed		Yes	Exhaust Fans Working		Yes	Unapproved Chemicals / Cleaners in Room		No
Signs of Pests		No	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			FISH 708C (BARD unit)			Mechanical Room Clean		Yes
Filters Installed Properly		N/A	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 Room ▼			Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake			Trees ▼					

Observations

3 water damaged ceiling tiles over windows - water damaged wall with visible microbial growth right side of windows - water damaged wall with visible microbial in 708C behind Bard unit - Water coming from second floor mechanical equipment - condensation leaking from unit above into wall and on exterior of building.

Work order J602553 was called in on 6/17/13 to address condensate problem.

Corrective Actions to be Completed by Site Based Staff

	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC condensate on second floor	▼
Remove cabinets to expose wall in 708	▼
Remove water damaged wall material in 708	▼
Remove water damaged wall material in 708C	▼
Replace all water damaged wall materials	▼
	▼
	▼
	▼