

Aston A. Henry, Supervisor
Risk Management Department

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December 13 2012

Signature on File

TO: Lisa Mays, Principal
Walker 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 November 27, 2012, I conducted an assessment at **Walker 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

Walker Elementary

Evaluation Date November 27, 2012

Time of Day 1:20

Outdoor Conditions Temperature 81.8 Relative Humidity 53.2 Ambient CO2 493

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
142	70.8	72 - 78	47.5	30% - 60%	711	MAX 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		2' X 4' Lay in		Plaster/Tack Board		12" x 12" Vinyl	
No		No		No		No	
Yes		Yes		No		4 sq ft left side of A/C	
Yes		Yes		No		10 sq ft left side of A/C	
Ceiling Clean		Walls Clean		Flooring Clean		Room Surfaces Clean	
Yes		Yes		Yes		Yes	
		HVAC Supply Grills Clean		HVAC Return Grills Clean			
		Yes		Yes			
		Inside of Supply Duct Clean		Inside of Return Duct Clean			
		Yes		Yes			
		Ceiling at Supply Grills Clean					
		N/a					
Trash Removed		Signs of Pests		Room Cluttered		Exhaust Fans Working	
Yes		No		No		Yes	
						Drain Traps Wet	
						Yes	
						Food if Stored in Room is in Sealed Containers	
						N/A	
						Unapproved Chemicals / Cleaners in Room	
						No	
						Air Fresheners in Room	
						No	
Mechanical Equipment Location		Floor Mounted in Room				Mechanical Room Clean	
N/A		N/A				N/A	
Filters Installed Properly		Filters Clean		Cooling Coil Clean		Inside of HVAC Unit Clean	
N/A		N/A		N/A		N/A	
Condensate Pan Clean							
N/A							
Fresh Air Intake Location		Outside of Room				Fresh Air Intake Free of Obstruction	
N/A		N/A				Yes	
Pollutant Sources Near Air Intake		Driveway / plants					
N/A		N/A					

Observations

Tack board wall left side of A/C unit severely water damaged - Floor tile left side of A/C severely water damaged - Stucco cracks on exterior of building around A/C unit. (condensate drain may be plugged)

Corrective Actions to be Completed by Site Based Staff

	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair stucco cracks on exterior of building	▼
Replace damaged wall material at A/C Unit	▼
Replace damaged flooring at A/C unit	▼
Repair cause of water intrusion at A/C unit	▼
Evaluate A/C unit and clean as necessary	▼
	▼
	▼
	▼