

managing risk with responsibility

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|----------------------------|------------|--------------|
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December 13, 2012

Signature on File

TO: Melissa Frame-Geraine, Principal

Westchester Elementary School

FROM: Robert Krickovich, Coordinator I, LEA

Facilities Design and Construction

SUBJECT: Indoor Air Quality (IAQ) Assessment

| For Custodial Supervisor Use Only | | | | | |
|-----------------------------------|--|--|--|--|--|
| Custodial Issues Addressed | | | | | |
| Custodial Issues Not Addressed | | | | | |
| | | | | | |
| | | | | | |
| Custodial Issues Not Addressed | | | | | |

On November 19, 2012, I conducted an assessment at **Westchester 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

Westchester Elementary

Evaluation Date November 19, 2012

Time of Day

12:45

| Outdoor Conditions Temperature 77.1 | Relativ | ve Humidity 48 | 3.1 | Ambient CO2 46 | 2 |
|---|-------------------------|---------------------------|----------------------------|--|--------------|
| Fish Temperature Range Relative Hu 101C 71.9 72 - 78 45.5 | i | Range 0% - 60% | CO ² 995 | Range # Occ MAX 700 > Ambient | cupants 4 |
| Noticeable Odor No Visible water of staining Ceiling 2' X 4' Lay in No | | Visible microb growth? | oial [| Amount of material affected | |
| | | No | | 4 Sq Ft | |
| | | | | 7 0411 | |
| Floor Carpet No | | No | L | | |
| Ceiling Clean Yes HVAC S Grills C | | Yes | | HVAC Return Grills Clean | Yes |
| | of Supply ean | Yes | | Inside of Return Duct Clean | Yes |
| Room Surfaces Yes Ceiling Clean Grills C | at Supply lean | Yes | | | |
| Trash Removed Yes Exhaust Fan | | | | Unapproved Chemicals / Cleaners in Room | No |
| | Traps Wet | | | Air Fresheners | No |
| Room Cluttered No Food if Stored in Sealed Conta | | N/A | | in Room | |
| Mechanical Equipment Location FISH 104 | | | | Mechanical Room Clean | Yes |
| | ers Clean Coil Clean | Yes | In | nside of HVAC Unit Clean | Yes |
| | | | | | |
| Fresh Air Intake Location Roof top | | | ▼ | Fresh Air Intake Free of Obstruction | Yes |
| Pollutant Sources Near Air Intake | | | ▼ | or obstruction | |
| Observations Wood wall damaged and damp left side of right wind | low - stud | cco crack on exter | ior of w | all - wood wall damp on i | interior |
| | | | | | |
| Corrective Actions to be Completed by Site Based S | Staff | Corrective | Actions | s to be Completed by PP0 | 0 |
| . , | ▼ | | | s on exterior of building | |
| | ▼ | Remove and re | eplace | wall material as necessar | ry ▼ |
| | ▼ | | | | - ▼ |
| | ▼ | | | | ▼ |
| | ▼ | | | | ▼ |
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