

Date of evaluation: 1/5/2016
Follow-up evaluation: 1/7/2016
Date Issued to OEMS: DRAFT

IEQ Dashboard

Location: Webster Elementary School
Requested by: Francine Locke
ULCS#: 5490
BE: William Smith
FAC: Scott Ovington
Principal: Sherri Arabia

KEM Project Number: K1100
Year Built/Stories: 1968/3

PFT Present: Yes
PFT Building Rep.: Claire Stubbs

Objective: Conduct IEQ Evaluation following water intrusion from leaks that occurred on the CUV's

Location (Room/Area)	Findings	Quantity	Category	Corrective Action	Assigned Department	Start Date	End Date
Room 102	On 1/4/16 a freeze-up occurred on the classroom unit ventilators resulting in water intrusion. During the 1/5 visit, all materials appeared dry, the room was without heat and the occupants were relocated. The repairs to the unit ventilators were completed on 1/6.	2 EA	Ventilation	No further action at this time.	Maintenance	1/4/2016	1/6/2016
Room 102	A delaminated section of 9"x9" floor tiles was observed at the classroom entry and in front of the sink.	40 SF	Point Source	An asbestos Design Data Collection (DDC) package was issued on 1/7/16 for the remediation.	Maintenance	1/4/2016	
Room 103	On 1/4/16 a freeze-up occurred on the classroom unit ventilators resulting in water intrusion. During the 1/5 visit, all materials appeared dry, the room was without heat and the occupants were relocated. The repairs to the unit ventilators were completed on 1/6.	2 EA	Ventilation	No further action at this time.	Maintenance	1/4/2016	1/6/2016
Reading Intervention Room	A delaminated section of 9"x9" floor tiles was observed under the water stained ceiling tiles.	12 SF	Point Source	An asbestos Design Data Collection (DDC) package was issued on 1/7/16 for the remediation.	Maintenance	1/4/2016	
Reading Intervention Room	Water stained ceiling tiles were observed. Water from the leak on second floor CUV leaked through the ceiling.	3 EA	Mold/Moisture	Replace the water stained ceiling tiles.	Facilities	1/4/2016	
Hallway outside the Reading Intervention Room	Water stained ceiling tiles were observed. Water from the leak on second floor CUV leaked through the ceiling.	2 EA	Mold/Moisture	Replace the water stained ceiling tiles.	Facilities	1/4/2016	
Room 101	On 1/4/16 a freeze-up occurred on the classroom unit ventilators resulting in water intrusion. During the 1/5 visit, all materials appeared dry, the room was without heat and the occupants were relocated. The repairs to the unit ventilators were completed on 1/7/16.	2 EA	Ventilation	No further action at this time.	Maintenance	1/4/2016	1/7/2016

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Room 101	A delaminated section of 12"x12" floor tiles was observed at the classroom entry and in front of the sink. This material was sampled and found NOT to contain asbestos.	40 SF	Point Source	Remove and replace the impacted 12"x12" floor tile.	Maintenance	1/4/2016	
Room 101	The bulletin board located above the unit ventilator was impacted by the water intrusion.	1 EA	Mold/Moisture	The bulletin board should be removed and replaced.	Facilities	1/4/2016	
Room 101 Closet	A delaminated section of 9"x9" floor tiles was observed in the closet	50 SF	Point Source	An asbestos Design Data Collection (DDC) package was issued on 1/7/16 for the remediation.	Maintenance	1/4/2016	
Room 110	The heat in this section of the building was on, however, temperatures ranged from 54° F to 57° F. A restriction in the heating line was found and repaired.	1 EA	Ventilation	No further action at this time.	Maintenance	1/4/2016	1/6/2016
Room 111	The heat in this section of the building was on, however, temperatures ranged from 54° F to 57° F. A restriction in the heating line was found and repaired.	1 EA	Ventilation	No further action at this time.	Maintenance	1/4/2016	1/6/2016
STS Office	The heat in this section of the building was on, however, temperatures ranged from 54° F to 57° F. A restriction in the heating line was found and repaired.	1 EA	Ventilation	No further action at this time.	Maintenance	1/4/2016	1/6/2016
Main Stairwell	The main stairwell was very cold. There may be an issue with the circulation pump. The FAC will be investigating and repairing as needed.	1 EA	Ventilation	Evaluate the heating convectors and system as needed to provide additional heat in the stairwells.	Facilities	1/4/2016	
IMC	On 1/4/16 a freeze-up occurred on the classroom unit ventilator resulting in water intrusion. During the 1/5 visit, all materials appeared dry, the CUV was repaired and heat was restored.	1 EA	Ventilation	No further action at this time.	Maintenance	1/4/2016	1/5/2016

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IMC	A delaminated section of 12"x12" floor tiles was observed at the classroom entry. This material was sampled and found NOT to contain asbestos.	20 SF	Point Source	Remove and replace the impacted 12"x12" floor tile.	Maintenance	1/4/2016	
Room 200	On 1/4/16 a freeze-up occurred on the classroom unit ventilator resulting in water intrusion. During the 1/5 visit, all materials appeared dry, the room was without heat and the occupants were relocated. The repairs to the unit ventilators are expected to be completed by 1/8/16.	1 EA	Ventilation	Repair the classroom unit ventilators and restore heat to the room.	Maintenance	1/4/2016	
Room 200	A delaminated section of 12"x12" floor tiles was observed around the CUV. This material was sampled and found NOT to contain asbestos.	100 SF	Point Source	Remove and replace the impacted 12"x12" floor tile.	Maintenance	1/4/2016	
Room 205	On 1/4/16 a freeze-up occurred on the classroom unit ventilator resulting in water intrusion. During the 1/5 visit, all materials appeared dry, the room was without heat and the occupants were relocated. The repairs to the unit ventilators are expected to be completed by 1/8/16.	1 EA	Ventilation	Repair the classroom unit ventilators and restore heat to the room.	Maintenance	1/4/2016	
Room 205	A delaminated section of 12"x12" floor tiles was observed around the CUV. This material was sampled and found NOT to contain asbestos.	50 SF	Point Source	Remove and replace the impacted 12"x12" floor tile.	Maintenance	1/4/2016	
Room 305	On 1/4/16 a freeze-up occurred on the classroom unit ventilator resulting in water intrusion. During the 1/5 visit, all materials appeared dry, the room was without heat and the occupants were relocated. The repairs to the unit ventilators are expected to be completed by 1/8/16.	1 EA	Ventilation	Repair the classroom unit ventilators and restore heat to the room.	Maintenance	1/4/2016	

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Rooms 101, 102, 103, IMC, 200, 205, 305	Several of the unit ventilator air filters were impacted by the water intrusion, other appeared to be dirty and not positioned correctly.	10 EA	Ventilation	Replace the unit ventilator air filters.	Facilities	1/4/2016	
Exterior Doors	The exterior doors located at the ramp door, the flag pole door, and the cafeteria door are propped open for periods of time during morning admission.	N/A	Ventilation	Propping open the doors for extended periods of time is allowing a significant amount of cold air into the building making it difficult to maintain heat in the building. Further discussion with the Principal is needed to rectify this issue.	Facilities	1/4/2016	

Notes:

- 1) The AHERA Management Plan indicated the plaster walls and ceilings in the classrooms and hallways were sampled and found NOT to contain asbestos.
- 2) The AHERA Management Plan indicated the plaster walls and ceiling in the auditorium were not sampled and remains an assumed material.

Signature: 