

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

FACSIMILE: (754) 321-4285

July 22, 2015 *Signature on File*

TO: Donald E. Lee, Principal
Broadview Elementary

FROM: Robert Krickovich, Coordinator, LEA
Environmental Health & Safety 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
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On July 21, 2015, I conducted an assessment at Broadview Elementary School. The rooms that were assessed were identified by Ms. Elsa Roa. The reported rooms had water intrusion and Indoor Air Quality Concerns. 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. Below are the finding and recommendation for remediation, or corrective actions needed in each of the rooms assessed.

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.

Outdoors Temperature 91.3° - Relative Humidity 65.6%.

Building One

FISH 123 - Two ceiling tiles severely water damaged - 1/2 of each tile missing - Roof leak at HVAC unit above ceiling, Temperature 73.5° - Relative Humidity 58%.

PPO to - Repair source of water intrusion - HVAC unit or roofing, replace water damaged ceiling tiles.

FISH 121 - One stained ceiling tile - one ceiling tile 1/2 missing due to water intrusion - Roof drain above. Temperature 72° - Relative Humidity 63.3%.

PPO to - Repair source of water intrusion - roof drain or roofing, replace water damaged ceiling tiles, repair HVAC to reduce humidity levels in room.

FISH 006A @ 138 - Three stained ceiling tiles, two ceiling tiles 1/2 missing due to water intrusion from HVAC unit above. Temperature 75.7° - Relative Humidity 56.7%.

PPO to - Repair source of water intrusion - HVAC unit or roofing, replace water damaged ceiling tiles.

FISH 133 - Two stained ceiling tiles, two ceiling tiles missing due to water intrusion. Plumbing vent stack above. Temperature 74.2° - Relative Humidity 53.4%.

PPO to - Repair source of water intrusion - Plumbing vent or roofing, replace water damaged ceiling tiles.

Broadview Elementary Building Two

FISH 012 - Musty odor in corridors - Tack board on all walls. Humidity in building elevated. Temperature 71.7° - Relative Humidity 63%.

PPO to - Remove water tack board wall material, Repair HVAC to reduce humidity levels in building.

FISH 214 - Five stained ceiling tiles, one with 2" spot microbial growth, one ceiling tile fell from ceiling onto cabinet due to water intrusion, water damage on wall above and side of windows - Roof Flashing leak. Temperature 72° - Relative Humidity 75%.

PPO to - Repair source of water intrusion - Roof flashing or roofing, replace water damaged ceiling tiles, repair HVAC to reduce humidity levels in building.

FISH 211 - Three stained ceiling tiles along window wall, water damage on wall above and side of windows - Roof Flashing leak. Temperature 70° - Relative Humidity 62.3%.

PPO to - Repair source of water intrusion - Roof flashing or roofing, replace water damaged ceiling tiles, repair HVAC to reduce humidity levels in building.

Broadview Elementary Building Seventy Eight

FISH 780 - HVAC running not cooling, Temperature 87° - Relative Humidity 77%.

PPO to - Repair HVAC to reduce humidity levels in building.

FISH 781 - Musty Odor in room, HVAC thermostat set for 69 degrees, Temperature 75.2° - Relative Humidity 71.3%.

PPO to - Repair HVAC to reduce humidity levels in building.

School based staff to - Keep thermostats set between 72 and 78 degrees.

Broadview Elementary Building Nighty Eight

FISH 301 - 304 - Rooms filthy - Not being used - Temperature 74.3° - Relative Humidity 67%.

PPO to - Repair HVAC to reduce humidity levels in building, finish repairs and final clean building.

Overall

Site based staff to - Clean all HVAC supply and return grills, clean dust from all surfaces, call in work orders to repair visibly water damaged / stained surfaces, clean & wax all flooring.

PPO to - Repair roofing to prevent water intrusion, Repair HVAC to reduce humidity levels in buildings 2, 78, & 98.

Should any questions arise, or if you have other concerns, please feel free to contact us at 754-321-4200.

cc: Shelley Meloni, Director, Pre-Construction
Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
Roy Norton, Manager, Custodial/Grounds, Physical Plant Operations Division
Aston Henry, Director, Risk Management
Broward Teachers Union
Federation of Public Employees

RK/jj