

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

FACSIMILE: (754) 321-4285

August 23, 2016

Signature on File

TO: Teresa Lipkins, Principal
Chapel Trail 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 August 19, 2016, I conducted an assessment at **Chapel Trail 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 754-321-4200.

RK:smn
Enc.

cc: Shelley Meloni, Director, Pre-Construction
Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
Broward Teachers Union
Federation of Public Employees
Gerald Devio, Supervisor II Custodial
Benjamin Osborne, Supervisor II Custodial
Rich Volpi, Supervisor II Custodial
Mark Murray, Supervisor II Custodial
Sam Bays, Director, Maintenance Operations
Kurt Wirz, Area Manager Trades

IAQ Assessment

Chapel Trail Elementary

Evaluation Date August 19, 2016

Time of Day 12:00

Outdoor Conditions Temperature 91.6

Relative Humidity 65.5

Ambient CO2 463

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
335	71.3	72 - 78	52.1	30% - 60%	476	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		4 Sq In on 1 tile
Walls	Drywall		Yes		Yes		1 Sq Ft above ceiling
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 322			Mechanical Room Clean Yes	
Filters Installed Properly		Yes	Filters Clean		Yes	Inside of HVAC Unit Clean Yes	
Condensate Pan Clean		Yes	Cooling Coil Clean		Yes		
Fresh Air Intake Location			Roof top ▼			Fresh Air Intake Free of Obstruction Yes	
Pollutant Sources Near Air Intake			None ▼				

Observations

1 ceiling tile water stained east side of room under roof drain - 1 ceiling tile stained southeast corner of room due to roof leak - 1 Square Foot of drywall above ceiling in Southeast corner of room with spotty microbial growth due to roof leak. - Stained ceiling tiles are to be replaced by school based staff and work orders generated to repair the cause of the staining.

Corrective Actions to be Completed by Site Based Staff

Remove and replace stained ceiling tiles	▼
If stains return, contact COMPASS for work order to repair roof leaks	▼
Clean microbial growth from wall surface above ceiling in Southeast corner of room	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair cause of roof leaks	▼
	▼
	▼
	▼
	▼
	▼