

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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May 10, 2017

Signature on File

TO: Teresa Lipkins, Principal
Chapel Trail Elementary

FROM: Alison Witoshynsky, Project Manager
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 May 8, 2017, 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.

AW: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
- Mark Murray, Supervisor II Custodial
- Sam Bays, Director, Maintenance Operations
- Kurt Wirz, Area Manager Trades

IAQ Assessment

Chapel Trail Elementary

Evaluation Date May 8, 2017

Time of Day 11:05 AM

Outdoor Conditions Temperature 83.1 Relative Humidity 49.4 Ambient CO2 455

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
101A/001	74.6	72 - 78	49.3	30% - 60%	720	MAX 700 > Ambient	2	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' X 4' Lay in		No		No			
Walls	Drywall		Yes		No		1 x 2' area under window	
Floor	Carpet		Yes		No		stained	
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		No	Unapproved Chemicals / Cleaners in Room		No
Signs of Pests		Yes	Drain Traps Wet		No	Air Fresheners in Room		No
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location			FISH 103			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			Not readily accessible ▼					

Observations

Main Office including administration, nurse office, etc. Carpet throughout is worn, stained. Custodian has shampooed multiple times with no change. Drywall under first window (near entrance) wet in middle near point. Drywall under other windows are cracked, but not currently wet. Filters are ready for replacement based on date, but do not look too bad.

Corrective Actions to be Completed by Site Based Staff

Remove and replace A/C Filters	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate carpet for replacement	▼
Replace carpet with vinyl tile	▼
Evaluate and repair cause of water damaged wall material	▼
Repair/Replace caulking on windows from outside	▼
	▼
	▼
	▼

IAQ Assessment

Chapel Trail Elementary

Evaluation Date May 8, 2017

Time of Day 11:30 AM

Outdoor Conditions Temperature 83.1 Relative Humidity 49.4 Ambient CO2 455

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
331	74.4	72 - 78	48.2	30% - 60%	1349	MAX 700 > Ambient	18
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
2' X 4' Lay in		Drywall		12" x 12" Vinyl			
No		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	N/A
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	Yes	Food if Stored in Room is in Sealed Containers	N/A		

Mechanical Equipment Location	FISH 332	Mechanical Room Clean	Yes
Filters Installed Properly	Yes	Filters Clean	No
Condensate Pan Clean	Yes	Cooling Coil Clean	Yes
		Inside of HVAC Unit Clean	Yes

Fresh Air Intake Location	Roof top ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	Not readily accessible ▼		

Observations

Area rug, needs vacuuming. Lots of books and other items throughout the room. Storage closet very full. Area of previous drywall removal not repaired. Window sills are dirty. Return vent appears to be closed. HVAC filters dated OCT. 2016.

Corrective Actions to be Completed by Site Based Staff

Carpet needs vacuum	▼
Remove and replace A/C Filters	▼
Tape and date HVAC filters	▼
Encourage occupant to reduce clutter	▼
Store items in plastic containers with lids	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair wall material	▼
Evaluate/Repair HVAC dampers & exhaust interlocks	▼
interlocks	▼
Evaluate Closed Return Vent	▼
	▼
	▼
	▼