THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

FACSIMILE: (754) 321-4285

August 29, 20	016 Signature on File	For Custodial Supervisor Use Only
TO:	Linda Pazos, Principal Lakeside Elementary	Custodial Issues Addressed Custodial Issues Not Addressed
FROM:	Robert Krickovich, Coordinator, LEA Environmental Health & Safety Department	
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On August 25, 2016, I conducted an assessment at **Lakeside 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 Assessi	ment		
Lakeside	Elementary Evaluation Dat	e August 25, 2016	Time of Day 11:	00 AM
Outdoor Conditions Tempera	ature 87.4 Relative	e Humidity 90.7	Ambient CO2 4	75
		Range CO ² % - 60% 771	Range # Oo MAX 700 > Ambient	2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsDrywallFloor12" x 12" Vinyl	No Yes No	No Yes No	60 Sq Ft	
Ceiling Clean Yes Walls Clean Yes Flooring Clean Yes Room Surfaces Yes Clean	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply Grills Clean	Yes Yes Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	Yes Yes N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location Filters Installed Properly Yes Condensate Pan Clean Yes	-	No I Yes	Mechanical Room Clean nside of HVAC Unit Clean	Yes Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake	Outside of Room None	▼	Fresh Air Intake Free of Obstruction	Yes
Observations Roof leak caused water damage Remove and replace drywall fro scupper leaking - Caulking abov	m floor to one foot above ceilin	g and out from corner :		

Corrective Actions to be Completed by Site Based Staff

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

Corrective Actions to be Completed by PPO

Evaluate and repair cause of water damage	▼
Evaluate and repair cause of water damage Remove and replace wall material as needed Repair / Replace caulk above door to 186	▼
	▼
Repair / Replace caulk above door to 186	▼
	▼
	▼
	▼
	▼

	IAQ Assessr	nent		
Lakeside	Elementary Evaluation Dat	e August 25, 2016	Time of Day 11:	00 AM
Outdoor Conditions Tempera	ature 87.4 Relative	Humidity 90.7	Ambient CO2 4	75
		Range CO ² % - 60% 717	Range # Oo MAX 700 > Ambient	2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in Walls Drywall	No Yes	No Yes	60 Sq Ft	
Floor 12" x 12" Vinyl	No	No		
Ceiling Clean Yes Walls Clean Yes Flooring Clean Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes		
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	Yes Yes N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location	FISH 186		Mechanical Room Clean	Yes
Filters Installed Properly Yes Condensate Pan Clean Yes	-	No I Yes	nside of HVAC Unit Clean	Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake	Outside of Room None	▼	Fresh Air Intake Free of Obstruction	Yes
Observations				
Roof leak caused water damage Remove and replace drywall fro scupper leaking - Caulking abov	m floor to one foot above ceilin	g and out from corner :		

Corrective Actions to be Completed by Site Based Staff

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