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

TELEPHONE (754) 321-4200

FACSIMILE: (754) 321-4285

February 2	3, 2016 Signature on File	For Custodial Supervisor Use Only
TO:	Thomas Schroeder, Principal Margate Elementary	Custodial Issues Addressed
FROM:	Daniel Meyer, Project Manager Environmental Health & Safety Department	Custodial Issues Not Addressed
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On February 2, 2016, I conducted an assessment at **Margate 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.

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

Margate Elementary Evaluation Date February 2, 2016 Time of Day 10:30 AM Outdoor Conditions Temperature 81.4 Relative Humidity Range CO ² Range # Occupants 202 71.9 72 - 78 67 30% - 60% 1109 MAX 700 > 4 Noticeable Odor No Visible water damage / staining? Visible microbial growth? Amount of material affected Ceiling 2' X 4' Lay in No	IAQ Assessment	
Fish Temperature Range Relative Humidity Range Co ² Range # Occupants 202 71.9 72 - 78 67 30% - 60% 1109 MAX 700 > 4 Noticeable Odor No Visible water damage / staining? Visible microbial growth? Amount of material affected Ceiling 2' X 4' Lay in No	Margate Elementary Evaluation Date February 2, 2	016 Time of Day 10:30 AM
202 71.9 72 - 78 67 30% - 60% 1109 MAX 700 > 4 Noticeable Odor No Visible water damage / staining? Visible microbial growth? Amount of material affected Ceiling 2' X 4' Lay in No	Outdoor Conditions Temperature 81.4 Relative Humidity 76.	1 Ambient CO2 402
Noticeable Odor No material affected Ceiling 2' X 4' Lay in No		1109 MAX 700 > 4
Walls Plaster No Floor 12" x 12" Vinyl No Ceiling Clean Yes HVAC Supply Grills Clean Yes Malts Clean Yes Inside of Supply Duct Clean Yes Flooring Clean Yes Inside of Supply Duct Clean Yes Room Surfaces No Ceiling at Supply Grills Clean Yes Trash Removed Yes Exhaust Fans Working Grills Clean Yes Signs of Pests No Drain Traps Wet in Sealed Containers Yes Unapproved Chemicals / Cleaners in Room No Mechanical Equipment Location In classroom HVAC unit Mechanical Room Clean N/A Filters Installed Properly Yes Filters Clean Yes Inside of HVAC Unit Clean No Fresh Air Intake Location Ducted to roof-top Yes Fresh Air Intake Free of Obstruction Yes Yes Yes	Noticeable Odor NO Visible Water damage /	
Walls CleanYesGrills CleanYesGrills CleanNoFlooring CleanYesInside of Supply Duct CleanYesInside of Return Duct CleanNoRoom Surfaces CleanNoCeiling at Supply Grills CleanYesInside of Return Duct CleanNoTrash RemovedYesExhaust Fans WorkingYesUnapproved Chemicals / Cleaners in RoomNoSigns of PestsNoDrain Traps WetYesAir Fresheners in RoomYesRoom ClutteredYesFood if Stored in Room is in Sealed ContainersYesMechanical Room CleanN/AFilters Installed ProperlyYesFilters CleanYesInside of HVAC Unit CleanNoFresh Air Intake LocationDucted to roof-topYesFresh Air Intake Free of ObstructionYesPollutant Sources Near Air IntakeNoYesFresh Air Intake Free of ObstructionYes	Walls Plaster No	
Clean Grills 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 Yes Room Cluttered Yes Food if Stored in Room is in Sealed Containers Yes Yes Yes Mechanical Equipment Location In classroom HVAC unit Mechanical Room Clean N/A Filters Installed Properly Yes Filters Clean Yes Inside of HVAC Unit Clean No Fresh Air Intake Location Ducted to roof-top Yes Fresh Air Intake Free of Obstruction Yes Pollutant Sources Near Air Intake No No Ves Yes Yes	Walls Clean Yes Inside of Supply Yes	Grills Clean No
Signs of PestsNoDrain Traps WetYesAir Fresheners in RoomYesRoom ClutteredYesFood if Stored in Room is in Sealed ContainersYesAir Fresheners in RoomYesMechanical Equipment LocationIn classroom HVAC unitMechanical Room CleanN/AFilters Installed ProperlyYesFilters CleanYesInside of HVAC Unit CleanNoCondensate Pan CleanYesCooling Coil CleanYesFresh Air Intake Free of ObstructionYesYesFresh Air Intake LocationDucted to roof-topYesFresh Air Intake Free of ObstructionYesYes		
Room Cluttered Yes Food if Stored in Room is in Sealed Containers Yes Air Fresheners in Room Yes Mechanical Equipment Location In classroom HVAC unit Mechanical Room Clean N/A Filters Installed Properly Yes Filters Clean Yes Inside of HVAC Unit Clean No Condensate Pan Clean Yes Cooling Coil Clean Yes Fresh Air Intake Free of Obstruction Yes Fresh Air Intake Location Ducted to roof-top Yes Fresh Air Intake Free of Obstruction Yes		
Filters Installed Properly Yes Filters Clean Yes Inside of HVAC Unit Clean No Condensate Pan Clean Yes Cooling Coil Clean Yes Yes	Room Cluttered Yes Food if Stored in Room is	
Condensate Pan Clean Yes Cooling Coil Clean Yes Fresh Air Intake Location Pollutant Sources Near Air Intake No Yes	Mechanical Equipment Location In classroom HVAC unit	Mechanical Room Clean N/A
Fresh Air Intake Location Ducted to roof-top Image: Construction Pollutant Sources Near Air Intake No Image: Construction Intake No Image: Construction	Filters Installed Properly Yes Filters Clean Yes	Inside of HVAC Unit Clean No
Pollutant Sources Near Air No v of Obstruction Yes	Condensate Pan Clean Yes Cooling Coil Clean Yes	
Observations	Pollutant Sources Near Air	of Obstruction Yes
Humidity issue. Exhaust fan needs to be checked for roof leaks. Area around around exhaust fan and fan needs to be	Observations Humidity issue. Exhaust fan needs to be checked for roof leaks. Area around aro	ound exhaust fan and fan needs to be

cleaned with wexcide. Return on unit needs to be cleaned. Inside unit needs to be cleaned. Windows in bathroom were being repaired (open at the time of inspection). Stuffed animals need to be removed from classroom. Remove air fresheners from classroom.

Corrective Actions to be Completed by Site Based Staff

Reduce items in classroom	▼
Clean ceilings around exhaust fan and grill	▼
Clean return area of HVAC unit	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to Reduce Humidity Levels	▼
Clean inside HVAC unit	▼
Repair cause of stain around exhaust fan	▼
	▼
	▼
	▼
	▼
	▼

	IAQ Assess	ment		
Margate	Elementary Evaluation Da	te February 2, 2016	Time of Day 10:	30 AM
Outdoor Conditions Tempera	ature 81.4 Relativ	e Humidity 76.1	Ambient CO2 4	02
	nge Relative Humidity - 78 66.5 30	Range CO ² 1391 1391	Range # Oo MAX 700 > Ambient	ccupants 15
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsPlasterFloor12" x 12" Vinyl	Yes No No	Yes	4 tiles	
Ceiling CleanYesWalls CleanYesFlooring CleanYesRoom Surfaces CleanNo	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	No No
Trash RemovedYesSigns of PestsNoRoom ClutteredYes	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	Yes Yes Yes	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location Filters Installed Properly Yes Condensate Pan Clean Yes		Yes Yes	Mechanical Room Clean Inside of HVAC Unit Clean	N/A No
Fresh Air Intake Location Pollutant Sources Near Air Intake	Ducted to roof-top No	▼	Fresh Air Intake Free of Obstruction	Yes
Observations Roof leak recently repaired. 4 sta roof leaks. Area around around o cleaned. Inside unit needs to be	exhaust fan and fan needs to b			

Corrective Actions to be Completed by Site Based Staff

i ž	
Replace stained ceiling tiles	▼
Clean ceilings around exhaust fan and grill	▼
Clean return area of HVAC unit	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

▼
▼
▼
▼
▼
▼
▼
▼