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

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May 20, 2016	Signature on File	For Custodial Supervisor Use Only
TO:	Debra Friedman, Principal <b>Oakridge Elementary</b>	Custodial Issues Addressed
FROM:	Robert Krickovich, Coordinator LEA Environmental Health & Safety Department	Custodial Issues Not Addressed
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On May 19, 2016, Ed See conducted an assessment at **Oakridge 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**

0	akridge Elem	entary <b>Eval</b> u	ation Dat	<b>e</b> May	19, 2016	Time of Day 10	:05 AM	
Outdoor Conditions T	emperature	89.2	Relative	Humidity	73.6	Ambient CO2	566	
Fish         Temperatu           705         76.3	re Range 72 - 78	Relative Humi	<del>_</del> i	Range % - 60%	2114	<del></del>	20	
	lo	Visible water dan staining?	nage /	grov	microbial wth?	Amount of material affected		
Ceiling 2' X 4' Lay Walls Wood Pane		No			lo lo	Condensation		
Floor 12" x 12" Vir		Yes		_	_	Condensation		
12 × 12 × 11	.,,,	No			lo			
Ceiling Clean Yes Walls Clean No	Ξ	HVAC Sup Grills Clea		Yes		HVAC Return Grills Clean	Yes	
Flooring Clean Yes	=	Inside of S Duct Clear		N/A		Inside of Return Duct Clean	N/A	
Room Surfaces Yes	<u>s</u>	Ceiling at Grills Clea		N/a				
Trash Removed Yes	_	Exhaust Fans W	_	N/A		Unapproved Chemicals / Cleaners in Room	No	
Signs of Pests No  Room Cluttered No	_	Drain Tra Food if Stored in I in Sealed Contain	Room is	Yes		Air Fresheners in Room	No	
Mechanical Equipment Lo	ocation FISI	1 705				Mechanical Room Clean	N/A	
Filters Installed Properly	Yes	Filters	Clean	Yes		Inside of HVAC Unit Clean	Yes	
Condensate Pan Clean	Yes	Cooling Coi	l Clean	Yes				
Fresh Air Intake Location Pollutant Sources Near Air	. =	1 705 Fan coil			<b>V</b>	Fresh Air Intake Free of Obstruction	Yes	
Intake None								
Observations  Room HVAC not ducted. Outside air mixing into room.  Elevated Co2.								
Corrective Actions to be Completed by Site Based Staff  Corrective Actions to be Completed by PPO								
Wipe conden	sation from	walls	<u>▼</u>			pehind AHU thru wall	<b>▼</b>	
			<b>▼</b>			ir HVAC system as neede	ed ▼	
			<del> </del>	rxe	<del>-pair NVAC</del>	to reduce CO2 levels	▼	

## **IAQ Assessment**

Oakridge Eleme	entary Evaluation Date	e May 19, 2016	Time of Day10:	34 AM
Outdoor Conditions Temperature	89.2 Relative	Humidity 73.6	Ambient CO2 5	66
Fish         Temperature         Range           706         73.0         72 - 78		Range <u>CO</u> % - <b>60</b> %		15
Noticeable Odor No  Ceiling 2' X 4' Lay in  Walls Wood Paneling  Floor 12" x 12" Vinyl	Visible water damage / staining? No No No	Visible microbial growth?  No  No  No	Amount of material affected	
Ceiling Clean Yes Walls Clean Yes Flooring Clean No Room Surfaces Clean	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply Grills Clean	Yes N/A N/a	HVAC Return Grills Clean Inside of Return Duct Clean	Yes N/A
Trash Removed Yes  Signs of Pests No  Room Cluttered No	Exhaust Fans Working  Drain Traps Wet  Food if Stored in Room is in Sealed Containers	N/A Yes Yes	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location FISH  Filters Installed Properly Yes  Condensate Pan Clean Yes	Filters Clean Cooling Coil Clean	Yes Yes	Mechanical Room Clean Inside of HVAC Unit Clean	N/A No
Fresh Air Intake Location  Pollutant Sources Near Air Intake  None	706 Fan coil unit	<b>▼</b>	Fresh Air Intake Free of Obstruction	Yes
Observations Area rug dirty. AHU filter wet				
Corrective Actions to be Completed b Clean area rug. Replace HVAC filter	y Site Based Staff  ▼  ▼	Install A Evaluate/rep	ons to be Completed by PF LHU duct thru wall pair condensation pan air HVAC system as needed	<b>▼</b>