

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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December 10, 2015

Signature on File

TO: Katherine PolICASTRO, Principal
Park Springs 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
<hr/>	
<hr/>	

On December 1, 2015, I conducted an assessment at **Park Springs 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

RK/je
Enc.

IAQ Assessment

Park Springs Elementary

Evaluation Date December 1, 2015

Time of Day 8:00 AM

Outdoor Conditions Temperature 74.7

Relative Humidity 88.8

Ambient CO2 538

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
601	72.3	72 - 78	67.4	30% - 60%	1064	MAX 700 > Ambient	19
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes		Yes		2 Sq ft / 9Sq in Microbial
Walls	Drywall		No		No		
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean		Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean	
Walls Clean		Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean	
Flooring Clean		Yes	Ceiling at Supply Grills Clean		Yes		
Room Surfaces Clean		No					
Trash Removed		Yes	Exhaust Fans Working		Yes	Unapproved Chemicals / Cleaners in Room	
Signs of Pests		No	Drain Traps Wet		Yes	Air Fresheners in Room	
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			Above Ceiling			Mechanical Room Clean	
Filters Installed Properly		Yes	Filters Clean		Yes	Inside of HVAC Unit Clean	
Condensate Pan Clean		N/A	Cooling Coil Clean		N/A		
Fresh Air Intake Location			Roof top ▼			Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake			None ▼			Yes	

Observations

Dust on surfaces heavy dust on elevated surfaces - Two Stained ceiling tiles over sink where range hood fan was removed, one tile has 9 square inch spot of microbial growth - 601A Storage room has 6 inch diameter ring of microbial growth on drywall in front of HVAC supply grill.

Corrective Actions to be Completed by Site Based Staff

Remove and replace stained ceiling tile	▼
Thoroughly clean horizontal surfaces	▼
Thoroughly clean elevated surfaces	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair cause of stained ceiling tiles	▼
where range hood fan was removed.	▼
Remove and replace drywall with microbial growth	▼
in room 601A	▼
Turn HVAC supply grill in 601A to direct cold air	▼
away from wall surface	▼
Repair HVAC to Reduce Humidity Levels	▼
	▼

IAQ Assessment

Park Springs Elementary

Evaluation Date December 1, 2015

Time of Day 8:00 AM

Outdoor Conditions Temperature 74.7

Relative Humidity 88.8

Ambient CO2 538

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
607	70.1	72 - 78	70.6	30% - 60%	787	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		2 Sq Ft over sink
Walls	Drywall		No		No		
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	No				

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	Above Ceiling			Mechanical Room Clean	N/A
Filters Installed Properly	Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	N/A
Condensate Pan Clean	N/A	Cooling Coil Clean	N/A		

Fresh Air Intake Location	Roof top ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None ▼		

Observations

Dust on surfaces heavy dust on elevated surfaces - Two Stained ceiling tiles over sink where range hood fan was removed - Microbial growth on HVAC supply grill and ceiling tile in storage room 607A

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean elevated surfaces	▼
Thoroughly clean horizontal surfaces	▼
Clean Supply Grill in 607A with Wexcide	▼
Encourage occupant to reduce clutter	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair cause of stained ceiling tiles where range hood fan was removed.	▼
Repair HVAC to Reduce Humidity Levels	▼
Replace ceiling tile in 607A @ supply grill	▼
	▼
	▼
	▼
	▼

IAQ Assessment

Park Springs Elementary

Evaluation Date

Time of Day

Outdoor Conditions Temperature

Relative Humidity

Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
<input type="text" value="609"/>	<input type="text" value="71.0"/>	<input type="text" value="72 - 78"/>	<input type="text" value="81.2"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="911"/>	<input type="text" value="MAX 700 > Ambient"/>	<input type="text" value="2"/>
Noticeable Odor		<input type="text" value="No"/>	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	<input type="text" value="2' X 4' Lay in"/>		<input type="text" value="Yes"/>	<input type="text" value="No"/>		<input type="text" value="2 Sq Ft over sink"/>	
Walls	<input type="text" value="Drywall"/>		<input type="text" value="No"/>	<input type="text" value="No"/>		<input type="text"/>	
Floor	<input 12"="" type="text" value="12" vinyl"="" x=""/>		<input type="text" value="No"/>	<input type="text" value="No"/>		<input type="text"/>	

Ceiling Clean	<input type="text" value="Yes"/>	HVAC Supply Grills Clean	<input type="text" value="Yes"/>	HVAC Return Grills Clean	<input type="text" value="No"/>
Walls Clean	<input type="text" value="Yes"/>	Inside of Supply Duct Clean	<input type="text" value="Yes"/>	Inside of Return Duct Clean	<input type="text" value="Yes"/>
Flooring Clean	<input type="text" value="Yes"/>	Ceiling at Supply Grills Clean	<input type="text" value="No"/>		
Room Surfaces Clean	<input type="text" value="No"/>				

Trash Removed	<input type="text" value="Yes"/>	Exhaust Fans Working	<input type="text" value="Yes"/>	Unapproved Chemicals / Cleaners in Room	<input type="text" value="No"/>
Signs of Pests	<input type="text" value="No"/>	Drain Traps Wet	<input type="text" value="Yes"/>	Air Fresheners in Room	<input type="text" value="No"/>
Room Cluttered	<input type="text" value="No"/>	Food if Stored in Room is in Sealed Containers	<input type="text" value="N/A"/>		

Mechanical Equipment Location	<input type="text" value="Above Ceiling"/>	Mechanical Room Clean	<input type="text" value="N/A"/>
Filters Installed Properly	<input type="text" value="Yes"/>	Filters Clean	<input type="text" value="Yes"/>
Condensate Pan Clean	<input type="text" value="N/A"/>	Cooling Coil Clean	<input type="text" value="N/A"/>
		Inside of HVAC Unit Clean	<input type="text" value="N/A"/>

Fresh Air Intake Location	<input type="text" value="Roof top"/>	Fresh Air Intake Free of Obstruction	<input type="text" value="Yes"/>
Pollutant Sources Near Air Intake	<input type="text" value="None"/>		

Observations

Dust on surfaces heavy dust on elevated surfaces - Student tables FILTHY - Ceilings at HVAC supply grills dirty - Return grills dirty - Two Stained ceiling tiles over sink where range hood fan was removed -

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean elevated surfaces	<input type="text" value="▼"/>
Thoroughly clean horizontal surfaces	<input type="text" value="▼"/>
Thoroughly clean table tops surfaces	<input type="text" value="▼"/>
Clean ceilings around HVAC supply grills	<input type="text" value="▼"/>
Clean HVAC Return Grill with Wexcide	<input type="text" value="▼"/>
Remove and replace stained ceiling tile	<input type="text" value="▼"/>
	<input type="text" value="▼"/>
	<input type="text" value="▼"/>
	<input type="text" value="▼"/>

Corrective Actions to be Completed by PPO

Repair cause of stained ceiling tiles	<input type="text" value="▼"/>
where range hood fan was removed.	<input type="text" value="▼"/>
Repair HVAC to Reduce Humidity Levels	<input type="text" value="▼"/>
Replace ceiling tiles around HVAC supply grills	<input type="text" value="▼"/>
	<input type="text" value="▼"/>
	<input type="text" value="▼"/>
	<input type="text" value="▼"/>
	<input type="text" value="▼"/>