

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

FACSIMILE: (754) 321-4285

January 14, 2016

Signature on File

TO: Thomas Redshaw, Principal
Park Trails 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
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On January 13, 2016, I conducted an assessment at **Park Trails 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
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IAQ Assessment

Park Trails Elementary

Evaluation Date January 13, 2016

Time of Day 11:30 AM

Outdoor Conditions Temperature 70.4 Relative Humidity 53.4 Ambient CO2 416

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
164	70.0	72 - 78	55.0	30% - 60%	466	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		No		No		
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean	Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		No
Walls Clean	Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		No
Flooring Clean	No	Ceiling at Supply Grills Clean		No			
Room Surfaces Clean	Yes						
Trash Removed	Yes	Exhaust Fans Working		No	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 163					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	Outside of Room ▼					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None ▼						

Observations

Ceiling tiles and light fixtures at HVAC Supply grills dirty - Dirt / dust / debris on floor - Spotty microbial growth on underside of student tables - Papers / boxes/ plastic storage tubs on al counters, shelves and floor in room - Room to cluttered to clean properly.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean and sanitize flooring	▼
Clean underside of tables with Wexcide	▼
Clean ceilings around HVAC supply grills	▼
Clean light fixtures around HVAC supply grills	▼
Encourage occupant to reduce clutter	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Check all controls / dampers / interlocks	▼
Repair exhaust fan in 163A	▼
Set Temperature to 72 - 78 degrees	▼
	▼
	▼
	▼

IAQ Assessment

Park Trails Elementary

Evaluation Date January 13, 2016

Time of Day 11:30 AM

Outdoor Conditions Temperature 70.4 Relative Humidity 53.4 Ambient CO2 416

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
159	70.0	72 - 78	52.8	30% - 60%	470	MAX 700 > Ambient	3
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		2' X 4' Lay in		Drywall		12" x 12" Vinyl	
No		No		No		No	
Ceiling Clean		Walls Clean		Flooring Clean		Room Surfaces Clean	
Yes		Yes		No		No	
HVAC Supply Grills Clean		Inside of Supply Duct Clean		Ceiling at Supply Grills Clean		HVAC Return Grills Clean	
Yes		Yes		No		No	
Trash Removed		Signs of Pests		Room Cluttered		Exhaust Fans Working	
Yes		No		Yes		Yes	
Drain Traps Wet		Food if Stored in Room is in Sealed Containers		Unapproved Chemicals / Cleaners in Room		Air Fresheners in Room	
Yes		N/A		No		No	
Mechanical Equipment Location				Mechanical Room Clean			
FISH 163				Yes			
Filters Installed Properly		Filters Clean		Condensate Pan Clean		Cooling Coil Clean	
Yes		Yes		Yes		Yes	
Fresh Air Intake Location				Fresh Air Intake Free of Obstruction			
Outside of Room				Yes			
Pollutant Sources Near Air Intake							
None							

Observations

Ceiling tiles and light fixtures at HVAC Supply grills dirty - Dust on shelves and inside storage cabinets - Dirt / dust / debris on floor - Spotty microbial growth on underside of student tables - Papers / boxes/ plastic storage tubs on all counters, shelves and floor in room - Room to cluttered to clean properly.

- Corrective Actions to be Completed by Site Based Staff**
- | | |
|--|---|
| Thoroughly clean ALL surfaces | ▼ |
| Clean underside of tables with Wexcide | ▼ |
| Clean ceilings around HVAC supply grills | ▼ |
| Clean light fixtures around HVAC supply grills | ▼ |
| Encourage occupant to reduce clutter | ▼ |
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- Corrective Actions to be Completed by PPO**
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|---|---|
| Evaluate and repair HVAC system as needed | ▼ |
| Check all controls / dampers / interlocks | ▼ |
| Set Temperature to 72 - 78 degrees | ▼ |
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