

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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September 24, 2015

Signature on File

TO: Janet Phelps, Principal
Pasadena Lakes 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 September 21, 2015, I conducted an assessment at **Pasadena Lakes Elementary**. 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

Pasadena Lakes Elementary

Evaluation Date September 21, 2015

Time of Day 11:00 AM

Outdoor Conditions Temperature 89.0 Relative Humidity 68.9 Ambient CO2 539

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
120	74.5	72 - 78	84.9	30% - 60%	584	MAX 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="checkbox"/> Yes		<input type="checkbox"/> No		<input type="checkbox"/> No		<input style="width: 100%;" type="text"/>	
Ceiling	2' X 4' Lay in		<input type="checkbox"/> No	<input type="checkbox"/> No	<input style="width: 100%;" type="text"/>		
Walls	Plaster		<input type="checkbox"/> No	<input type="checkbox"/> No	<input style="width: 100%;" type="text"/>		
Floor	12" x 12" Vinyl		<input type="checkbox"/> No	<input type="checkbox"/> No	<input style="width: 100%;" type="text"/>		
Ceiling Clean	<input type="checkbox"/> Yes	HVAC Supply Grills Clean	<input type="checkbox"/> Yes	HVAC Return Grills Clean	<input type="checkbox"/> Yes		
Walls Clean	<input type="checkbox"/> Yes	Inside of Supply Duct Clean	<input type="checkbox"/> Yes	Inside of Return Duct Clean	<input type="checkbox"/> N/A		
Flooring Clean	<input type="checkbox"/> Yes	Ceiling at Supply Grills Clean	<input type="checkbox"/> Yes				
Room Surfaces Clean	<input type="checkbox"/> Yes						
Trash Removed	<input type="checkbox"/> Yes	Exhaust Fans Working	<input type="checkbox"/> N/A	Unapproved Chemicals / Cleaners in Room	<input type="checkbox"/> No		
Signs of Pests	<input type="checkbox"/> No	Drain Traps Wet	<input type="checkbox"/> N/A	Air Fresheners in Room	<input type="checkbox"/> No		
Room Cluttered	<input type="checkbox"/> No	Food if Stored in Room is in Sealed Containers	<input type="checkbox"/> N/A				
Mechanical Equipment Location	Roof Top			Mechanical Room Clean	<input type="checkbox"/> N/A		
Filters Installed Properly	<input type="checkbox"/> N/A	Filters Clean	<input type="checkbox"/> N/A	Inside of HVAC Unit Clean	<input type="checkbox"/> N/A		
Condensate Pan Clean	<input type="checkbox"/> N/A	Cooling Coil Clean	<input type="checkbox"/> N/A				
Fresh Air Intake Location	Roof top			Fresh Air Intake Free of Obstruction	<input type="checkbox"/> Yes		
Pollutant Sources Near Air Intake	water standing on roof - plants growing						

Observations

Musty odor in room - Humidity extremely elevated - humidity elevated in entire building - HVAC system not functioning properly, not able to reduce humidity in building - Units need to be replaced ASAP.

Corrective Actions to be Completed by Site Based Staff

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Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Repair HVAC to Reduce Humidity Levels	▼
Repair roof ENTIRE SCHOOL	▼
Repair HVAC ENTIRE SCHOOL	▼
	▼
	▼
	▼
	▼

IAQ Assessment

Pasadena Lakes Elementary

Evaluation Date September 21, 2015

Time of Day 11:00 AM

Outdoor Conditions Temperature 89.0 Relative Humidity 68.9 Ambient CO2 539

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
115	75.8	72 - 78	79.3	30% - 60%	798	MAX 700 > Ambient	20
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes		Yes		1 tile
Walls	Plaster		Yes		Yes		100 sq ft wet - 10 sq ft microbial
Floor	12" x 12" Vinyl		Yes		No		
Ceiling Clean		Yes	HVAC Supply Grills Clean		No		HVAC Return Grills Clean Yes
Walls Clean		Yes	Inside of Supply Duct Clean		Yes		Inside of Return Duct Clean N/A
Flooring Clean		Yes	Ceiling at Supply Grills Clean		No		
Room Surfaces Clean		Yes					
Trash Removed		Yes	Exhaust Fans Working		N/A		Unapproved Chemicals / Cleaners in Room No
Signs of Pests		No	Drain Traps Wet		Yes		Air Fresheners in Room No
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			Roof Top			Mechanical Room Clean N/A	
Filters Installed Properly		N/A	Filters Clean		N/A		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			water standing on roof - plants growing ▼				

Observations

Musty odor in room - Active roof leak - one ceiling tile missing - one ceiling tile wet with visible microbial growth - portion of fire ceiling above lay in ceiling missing due to water intrusion from roof leak - visible microbial growth on fire ceiling and wall above drop ceiling - Wall wet - paint blistering - spot cooler in room running - humidity in room elevated - humidity elevated in entire building - HVAC Supply grills and ceilings at supply grills dirty.

I requested students and staff be removed from room until all repairs are completed.

Corrective Actions to be Completed by Site Based Staff

Clean ceilings around HVAC supply grills	▼
Clean HVAC supply grills with Wexcide	▼
	▼
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Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Repair HVAC to Reduce Humidity Levels	▼
Repair roofing - remove water damaged wall	▼
and ceiling materials - replace all water	▼
damaged wall and ceiling materials	▼
Repair roof ENTIRE SCHOOL	▼
Repair HVAC ENTIRE SCHOOL	▼
	▼

