

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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February 5, 2016

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 February 4, 2016, 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 February 4, 2016

Time of Day 11:00 AM

Outdoor Conditions Temperature 78.2 Relative Humidity 80.2 Ambient CO2 425

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
Building 2	65.6	72 - 78	66.7	30% - 60%	750	MAX 700 > Ambient	30
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 2' Lay in		No		No		
Walls	Tack Board		No		Yes		Spotty entire building
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		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 No	
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			FISH 211			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			Roof top ▼			Fresh Air Intake Free of Obstruction Yes	
Pollutant Sources Near Air Intake			None ▼				

Observations

Humidity elevated - Temperature low - Ceiling grid all rusted - Spotty microbial growth on all surface continually being cleaned by school based staff - Complaint of condensation on all surface in mornings -

Facilities & Construction - Entire building needs new wall material - new flooring - new ceilings due to continuous humidity issues in the building.

Corrective Actions to be Completed by Site Based Staff

Keep cleaning as needed	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Check all dampers - Check all interlocks	▼
Check all HVAC controls - Reduce humidity	▼
Raise temperature	▼
	▼
	▼
	▼
	▼

IAQ Assessment

Pasadena Lakes Elementary

Evaluation Date February 4, 2016

Time of Day 11:00 AM

Outdoor Conditions Temperature 78.2 Relative Humidity 80.2 Ambient CO2 425

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
111	69.0	72 - 78	74.9	30% - 60%	681	MAX 700 > Ambient	5
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		No		No		
Walls	Plaster		No		No		
Floor	Carpet		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		No			
Room Surfaces Clean	No						
Trash Removed	Yes	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room		No
Signs of Pests	No	Drain Traps Wet		N/A	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	Standing water on roof ▼						

Observations

Media Center - Musty odor in room - Humidity elevated - Temperature low - Carpet rippled due to humidity in building - books have staining and spotting due to humidity in building - Metal book shelves all rusty due to humidity in building - dust on shelves and books.

Facilities & Construction - Entire building needs new HVAC System and roofing repairs - Ceiling and carpet replacement due to humidity in building.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean horizontal surfaces	▼
Clean ceilings around HVAC supply grills	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
Replace Carpet rippled and has bad odor	▼
	▼
	▼
	▼
	▼