

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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December 14, 2016

Signature on File

TO: Riquelme Antonio Rodriguez, Principal
Sea Castle 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 December 13, 2016, I conducted an assessment at **Sea Castle 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: Sam Bays, Director, Maintenance Operations
Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
Gerald Devio, Supervisor II Custodial
Benjamin Osborne, Supervisor II Custodial
Shelley Meloni, Director, Pre-Construction
Mark Murray, Supervisor II Custodial
Kurt Wirz, Area Manager Trades
Broward Teachers Union
Federation of Public Employees

IAQ Assessment

Sea Castle Elementary

Evaluation Date December 13, 2016

Time of Day 1:00 PM

Outdoor Conditions Temperature 87.3

Relative Humidity 62.2

Ambient CO2 445

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
301	72.4	72 - 78	65.4	30% - 60%	693	MAX 700 > Ambient	20	
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	4' x 4' Panels		No		No			
Walls	Drywall		No		No			
Floor	Carpet		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		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			FISH 306			Mechanical Room Clean		No
Filters Installed Properly		Yes	Filters Clean		Yes	Inside of HVAC Unit Clean		No
Condensate Pan Clean		No	Cooling Coil Clean		No			
Fresh Air Intake Location			Roof top ▼			Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake			None ▼					

Observations

Media Center - Musty Odor - Books and shelves dusty - Water stain in light fixture by door exiting toward building 2.
Standing water on floor in mechanical room - dried slime on floor most likely from condensate leak - coils worn / dirty

Corrective Actions to be Completed by Site Based Staff

Clean ceilings around HVAC supply grills	▼
Clean HVAC Return Grill with Wexcide	▼
Clean mechanical room floor	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Repair HVAC to Reduce Humidity Levels	▼
Clean HVAC coil and pan	▼
Evaluate / Repair condensate drains as needed	▼
Evaluate and repair cause of water stained light fixture by door exiting toward building 2	▼
	▼
	▼

