

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

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January 14, 2016

Signature on File

TO: Riquelme Rodriguez, Principal
Sea Castle Elementary

FROM: Ed See,
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/>	
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On January 12, 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.

- 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

ES/je
Enc.

IAQ Assessment

Sea Castle Elementary

Evaluation Date January 12, 2016

Time of Day 10:30 AM

Outdoor Conditions Temperature 74.7 Relative Humidity 99.9 Ambient CO2 525

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
132	72.7	72 - 78	77.0	30% - 60%	988	MAX 700 > Ambient	10
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="checkbox"/> Yes		<input type="checkbox"/> Yes		<input type="checkbox"/> No		<input type="text" value="1 tile next to supply"/>	
Ceiling	<input type="text" value="2' X 4' Lay in"/>		<input type="checkbox"/> Yes	<input type="checkbox"/> No		<input type="text"/>	
Walls	<input type="text" value="Drywall"/>		<input type="checkbox"/> No	<input type="checkbox"/> No		<input type="text"/>	
Floor	<input 12"="" type="text" value="12" vinyl"="" x=""/>		<input type="checkbox"/> No	<input type="checkbox"/> No		<input type="text"/>	
Ceiling Clean	<input type="checkbox"/> Yes	HVAC Supply Grills Clean	<input type="checkbox"/> Yes	HVAC Return Grills Clean	<input type="checkbox"/> No		
Walls Clean	<input type="checkbox"/> Yes	Inside of Supply Duct Clean	<input type="checkbox"/> Yes	Inside of Return Duct Clean	<input type="checkbox"/> Yes		
Flooring Clean	<input type="checkbox"/> No	Ceiling at Supply Grills Clean	<input type="checkbox"/> No				
Room Surfaces Clean	<input type="checkbox"/> No						
Trash Removed	<input type="checkbox"/> Yes	Exhaust Fans Working	<input type="checkbox"/> Yes	Unapproved Chemicals / Cleaners in Room <input type="checkbox"/> Yes			
Signs of Pests	<input type="checkbox"/> Yes	Drain Traps Wet	<input type="checkbox"/> Yes	Air Fresheners in Room <input type="checkbox"/> No			
Room Cluttered	<input type="checkbox"/> Yes	Food if Stored in Room is in Sealed Containers	<input type="checkbox"/> Yes				
Mechanical Equipment Location	<input type="text" value="124"/>			Mechanical Room Clean	<input type="checkbox"/> Yes		
Filters Installed Properly	<input type="checkbox"/> Yes	Filters Clean	<input type="checkbox"/> Yes	Inside of HVAC Unit Clean	<input type="checkbox"/> Yes		
Condensate Pan Clean	<input type="checkbox"/> Yes	Cooling Coil Clean	<input type="checkbox"/> Yes				
Fresh Air Intake Location	<input type="text" value="Outside of 124"/>			Fresh Air Intake Free of Obstruction	<input type="checkbox"/> Yes		
Pollutant Sources Near Air Intake	<input type="text" value="None"/>						

Observations

FISH 136 outside covered walkway above door has outside water leak no water intrusion inside room. Musty odor, Top of book shelves dust, and Sign of ants in cabinet next to stove.

Corrective Actions to be Completed by Site Based Staff

Remove and replace stained ceiling tiles	▼
Call in work order for leak outside of 136	▼
Remove 409 cleaner from cabinet	▼
Reduce clutter	▼
Thoroughly clean throw rugs	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Treat for ants in cabinet by the stove	▼
Evaluate HVAC operation	▼
Repair HVAC to Repair HVAC to reduce Humidity	▼
	▼
	▼
	▼
	▼