

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

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January 25, 2017

Signature on File

TO: Riquelme Antonio Rodriguez, Principal
Sea Castle Elementary

FROM: Alison Witoshynsky, Project Manager
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 24, 2017, 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.

AW: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 Elem.

Evaluation Date January 24, 2017

Time of Day 1:50 pm

Outdoor Conditions Temperature 79.3 Relative Humidity 44.4 Ambient CO2 479

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
137	71.1	72 - 78	61.9	30% - 60%	988	MAX 700 > Ambient	0
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	
No		Yes		No		No	
Inside of Return Duct Clean		Air Fresheners in Room		Unapproved Chemicals / Cleaners in Room		Signs of Pests	
Yes		No		No		No	
Room Cluttered		Exhaust Fans Working		Drain Traps Wet		Food if Stored in Room is in Sealed Containers	
Yes		N/A		N/A		N/A	
Mechanical Equipment Location		Filters Installed Properly		Condensate Pan Clean		Mechanical Room Clean	
FISH 124		Yes		Yes		Yes	
Filters Clean		Cooling Coil Clean		Fresh Air Intake Location		Fresh Air Intake Free of Obstruction	
Yes		Yes		Roof top		Yes	
Pollutant Sources Near Air Intake							
None							

Observations

Classroom currently unoccupied. Corners of floor are dusty. Drywall near the floor on column adjacent to window is wet. Sprinkler observed outside window and directed toward window.

- Corrective Actions to be Completed by Site Based Staff**
- Clean Supply Grills with Wexcide ▼
 - Clean ceilings around HVAC supply grills ▼
 - Thoroughly clean horizontal surfaces ▼
 - Thoroughly clean elevated surfaces ▼
 - Thoroughly clean and sanitize flooring ▼
 - Encourage occupant to reduce clutter ▼
 - Adjust spray of sprinkler head away from building ▼

- Corrective Actions to be Completed by PPO**
- Evaluate and repair cause of water damaged ▼
 - wall material ▼
 - Remove and replace wall material as needed ▼
 - Repair HVAC to Reduce Humidity Levels ▼

IAQ Assessment

Sea Castle Elem.

Evaluation Date January 24, 2017

Time of Day 1:50 pm

Outdoor Conditions Temperature 79.3 Relative Humidity 44.4 Ambient CO2 479

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
139	73.6	72 - 78	50.8	30% - 60%	1425	MAX 700 > Ambient	0
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 type="text"/>	
Ceiling	<input style="width: 100%;" type="text" value="2' X 4' Lay in"/>		<input type="checkbox"/> No	<input type="checkbox"/> No		<input style="width: 100%;" type="text" value=""/>	
Walls	<input style="width: 100%;" type="text" value="Drywall"/>		<input type="checkbox"/> Yes	<input type="checkbox"/> No		<input style="width: 100%;" type="text" value="~ 2 SF @ corner of window"/>	
Floor	<input 12"="" style="width: 100%;" type="text" value="12" vinyl"="" x=""/>		<input type="checkbox"/> No	<input type="checkbox"/> No		<input style="width: 100%;" type="text" value=""/>	
Ceiling Clean	<input type="checkbox"/> Yes	HVAC Supply Grills Clean		<input type="checkbox"/> No	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"/> 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"/> Yes	Food if Stored in Room is in Sealed Containers		<input type="checkbox"/> N/A			
Mechanical Equipment Location	<input style="width: 100%;" type="text" value="FISH 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 style="width: 100%;" type="text" value="Roof top"/>				Fresh Air Intake Free of Obstruction	<input type="checkbox"/> Yes	
Pollutant Sources Near Air Intake	<input style="width: 100%;" type="text" value="None"/>						

Observations

Classroom currently unoccupied. Corners of floor are dusty. Perfume odor, but no air freshener identified. Drywall near the floor on column adjacent to window is wet. Sprinkler observed outside window and directed toward window.

Corrective Actions to be Completed by Site Based Staff

Clean Supply Grills with Wexcide	▼
Clean ceilings around HVAC supply grills	▼
Thoroughly clean and sanitize flooring	▼
Thoroughly clean elevated surfaces	▼
Thoroughly clean horizontal surfaces	▼
Encourage occupant to reduce clutter	▼
Adjust spray of sprinkler head away from building	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of water damaged	▼
wall material	▼
Remove and replace wall material as needed	▼
Repair HVAC to reduce CO2	▼
	▼
	▼
	▼
	▼

