

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

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January 30, 2017

Signature on File

TO: Riquelme Antonio Rodriguez, Principal
Sea Castle Elementary

FROM: Alison Witoszynsky, 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 27, 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 27, 2017

Time of Day 12:55

Outdoor Conditions Temperature 80.5 Relative Humidity 65.5 Ambient CO2 466

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
509	73.7	72 - 78	56.4	30% - 60%	1609	MAX 700 > Ambient	20
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		No		No		
Walls	Drywall		No		No		
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean	Yes	HVAC Supply Grills Clean		No	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	Yes						
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	Yes	Food if Stored in Room is in Sealed Containers		Yes			
Mechanical Equipment Location	Ceiling Mounted Unit					Mechanical Room Clean	N/A
Filters Installed Properly	Yes	Filters Clean		Yes	Inside of HVAC Unit Clean		N/A
Condensate Pan Clean	N/A	Cooling Coil Clean		N/A			
Fresh Air Intake Location	Outside of Room ▼					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None ▼						

Observations

Occupants report fluctuation in room feeling hot or cold when entering from day to day or week to week. Head custodian reports that the A/C systems are turned off on the weekends. White spots were observed on metal door frames and doors. Occupants report seeing these same "spots" previously on desks and other surfaces. Occupants and custodian continually wipe this areas utilizing Clorox wipes and other cleaners. Occupants reported a white gritty substance on surfaces. Discussions with Head Custodian reveal this may have been a result of painting supply grills by Maint. The majority of this substance was cleaned from the room.

Corrective Actions to be Completed by Site Based Staff

Clean Supply Grills with Wexcide	▼
Clean ceilings around HVAC supply grills	▼
Clean HVAC Return Grill with Wexcide	▼
Encourage occupant to reduce clutter	▼
Thoroughly clean ALL surfaces	▼
Ensure the cleaned surfaces are dry/dried	▼
Ensure ceiling tiles are installed properly	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Repair HVAC to reduce CO2	▼
Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
	▼
	▼
	▼
	▼

IAQ Assessment

Sea Castle Elem,

Evaluation Date January 27, 2017

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Relative Humidity 65.5

Ambient CO2 466

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
510	70.6	72 - 78	62.6	30% - 60%	1047	MAX 700 > Ambient	15-20
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes		No		1 Ceiling Panel
Walls	Drywall		No		No		
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean	Yes	HVAC Supply Grills Clean		No	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	Yes						
Trash Removed	Yes	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room		No
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