THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

FACSIMILE: (754) 321-4285

October 5, 20	016 Signature on File	For Custodial Supervisor Use Only
TO:	Allen Valentine, Intern Principal Silver Ridge Elementary	Custodial Issues Addressed Custodial Issues Not Addressed
FROM:	Daniel Meyer, Project Manger Environmental Health & Safety Department	
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On September 29, 2016, I conducted an assessment at **Silver Ridge 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.

DM:smn Enc.

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 Volpi, Supervisor II Custodial Mark Murray, Supervisor II Custodial Sam Bays, Director, Maintenance Operations Kurt Wirz, Area Manager Trades

	IAQ Assessr	nent		
Silver Ridge E	Elementary Evaluation Dat	e September 29, 2016	5 Time of Day 2:2	20pm
Outdoor Conditions Temperat	ture 84.1 Relative	Humidity 81.0	Ambient CO2 4	31
FishTemperatureRar20374.172		Range CO ² % - 60% 1061		2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsDrywallFloor12" x 12" Vinyl	No No	No No		
Ceiling CleanYesWalls CleanYesFlooring CleanYesRoom SurfacesYesCleanYes	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply Grills Clean	Yes Yes Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A Yes N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location Filters Installed Properly Yes Condensate Pan Clean Yes	FISH 211 Filters Clean Cooling Coil Clean	Yes Yes	Mechanical Room Clean Inside of HVAC Unit Clean	No Yes
Pollutant Sources Near Air	Through Door None	▼	Fresh Air Intake Free of Obstruction	No
Observations				
Active leak from AHU resulting in	-	-	•	-

rooms. Cause appeared to be clogged condensate drain pipe or damaged drain pan. Notified site base staff and AP with immediate corrective action to contain water leak and dry up existing water on floor. Also opened a work order J780149 via Zone 1 for immediate corrective action.

Corrective Actions to be Completed by Site Based Staff

▼
▼
▼
▼
▼
▼
▼
▼

Corrective Actions to be Completed by PPO

Repair HVAC to Reduce Humidity Levels	▼
	▼
	▼
	▼
	▼
	▼
	▼

	IAQ Assessi	nent		
Silver Ridge	Elementary Evaluation Dat	e September 29, 2016	Time of Day 1:	30pm
Outdoor Conditions Tempera	ture 84.1 Relative	Humidity 81.0	Ambient CO2 4	31
		Range CO ² % - 60% 1404	Range # O MAX 700 > Ambient	ccupants 17
Noticeable Odor No Ceiling 2' X 4' Lay in	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Walls Drywall Floor 12" x 12" Vinyl	No No			
Ceiling CleanYesWalls CleanYesFlooring CleanYesRoom SurfacesYes	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply	Yes Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes
Clean Trash Removed Yes Signs of Pests No Room Cluttered No	Grills Clean Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	Yes Yes Yes	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location Filters Installed Properly Yes Condensate Pan Clean Yes	7	Yes Yes	Mechanical Room Clean nside of HVAC Unit Clean	Yes Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake	Through Door None	▼	Fresh Air Intake Free of Obstruction	Yes
Observations 801C Closet walls show elevate moisture, 3' up from floor, on walls adjacent to mechanical room 802. Wet walls due to previous HVAC water leak in 802.				

Corrective Actions to be Completed by Site Based Staff

Soil can be source of microbial growth	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Remove and replace wall material as needed	▼
Repair HVAC to reduce CO2	▼
	▼
	▼
	▼
	▼
	▼
	▼

	IAQ Assess	ment		
Silver Ridge Ele	ementary Evaluation Dat	e September 29, 201	6 Time of Day 1:	50pm
Outdoor Conditions Temperatu	re 84.1 Relative	Humidity 81.0	Ambient CO2 4	31
Fish Temperature Rang 803 75.3 72 - 7		Range CO % - 60% 542		ccupants 6
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsDrywallFloor12" x 12" Vinyl	No No	No No		
Ceiling Clean Yes Walls Clean Yes Flooring Clean Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes	Duct Clean	
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	Yes Yes N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location F	ISH805 Filters Clean	Yes	Mechanical Room Clean Inside of HVAC Unit Clean	No Yes
Condensate Pan Clean Yes	Cooling Coil Clean	Yes		
Bellutant Sources Near Air	hrough Door one	▼ ▼	Fresh Air Intake Free of Obstruction	No
Observations				

Corrective Actions to be Completed by Site Based Staff

▼
▼
▼
▼
▼
▼
▼
▼

Corrective Actions to be Completed by PPO

Repair HVAC to Reduce Humidity Levels	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼