

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

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August 5, 2015 Signature on File

TO: Philip Bullock, Principal
 Walker 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
<hr/>	
<hr/>	

On August 4, 2015, I conducted an assessment at **Walker 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
 Roy Norton, Manager, Custodial/Grounds, Physical Plant Operations Division
 Aston Henry, Director, Risk Management
 Broward Teachers Union
 Federation of Public Employees

RK/jj
Enc.

IAQ Assessment

Walker Elementary

Evaluation Date August 4, 2015

Time of Day 8:30 AM

Outdoor Conditions Temperature 83.2 Relative Humidity 58.5 Ambient CO2 524

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
756	74.8	72 - 78	66.5	30% - 60%	552	MAX 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
2' X 2' Lay in		Drywall		12" x 12" Vinyl			
No		No		No			
Yes		Yes		No		100 sq ft wall between windows	
No		No		No			

Ceiling Clean	Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
Walls Clean	No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
Flooring Clean	Yes	Ceiling at Supply Grills Clean	Yes		
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	Yes	Air Fresheners in Room	No
Room Cluttered	No	Food if Stored in Room is in Sealed Containers	N/A		

Mechanical Equipment Location	FISH 758		Mechanical Room Clean	Yes	
Filters Installed Properly	Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean	Yes	Cooling Coil Clean	Yes		

Fresh Air Intake Location	Outside of Room ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None ▼		

Observations

Dust on wall surfaces - Water damaged wall between windows - Roof scuppers leaking - stucco cracks on exterior of building - Mechanical rooms 763 and 758 - condensate pans/drains overflowed, drywall water damaged.

Corrective Actions to be Completed by Site Based Staff

Clean dust from wall surfaces	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair roof scuppers on entire building	▼
Repair exterior stucco cracks entire building	▼
Remove and replace water damaged wall material	▼
in mechanical rooms 763 & 758	▼
Replace wall material in classroom after abatement	▼
Repair HVAC to Reduce Humidity Levels	▼
	▼
	▼

IAQ Assessment

Walker Elementary

Evaluation Date

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
<input type="text" value="759"/>	<input type="text" value="73.2"/>	<input type="text" value="72 - 78"/>	<input type="text" value="76.8"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="550"/>	<input type="text" value="MAX 700 > Ambient"/>	<input type="text" value="2"/>
Noticeable Odor		<input type="text" value="No"/>	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	<input type="text" value="2' X 2' Lay in"/>		<input type="text" value="Yes"/>		<input type="text" value="No"/>		<input type="text" value="4 tiles @ window wall"/>
Walls	<input type="text" value="Drywall"/>		<input type="text" value="Yes"/>		<input type="text" value="Yes"/>		<input type="text" value="75 sq ft wall between windows"/>
Floor	<input 12"="" type="text" value="12" vinyl"="" x=""/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>

Ceiling Clean	<input type="text" value="Yes"/>	HVAC Supply Grills Clean	<input type="text" value="Yes"/>	HVAC Return Grills Clean	<input type="text" value="Yes"/>
Walls Clean	<input type="text" value="No"/>	Inside of Supply Duct Clean	<input type="text" value="Yes"/>	Inside of Return Duct Clean	<input type="text" value="Yes"/>
Flooring Clean	<input type="text" value="Yes"/>	Ceiling at Supply Grills Clean	<input type="text" value="Yes"/>		
Room Surfaces Clean	<input type="text" value="Yes"/>				

Trash Removed	<input type="text" value="Yes"/>	Exhaust Fans Working	<input type="text" value="N/A"/>	Unapproved Chemicals / Cleaners in Room	<input type="text" value="No"/>
Signs of Pests	<input type="text" value="No"/>	Drain Traps Wet	<input type="text" value="Yes"/>	Air Fresheners in Room	<input type="text" value="No"/>
Room Cluttered	<input type="text" value="No"/>	Food if Stored in Room is in Sealed Containers	<input type="text" value="N/A"/>		

Mechanical Equipment Location	<input type="text" value="FISH 758"/>			Mechanical Room Clean	<input type="text" value="Yes"/>
Filters Installed Properly	<input type="text" value="Yes"/>	Filters Clean	<input type="text" value="Yes"/>	Inside of HVAC Unit Clean	<input type="text" value="Yes"/>
Condensate Pan Clean	<input type="text" value="Yes"/>	Cooling Coil Clean	<input type="text" value="Yes"/>		

Fresh Air Intake Location	<input type="text" value="Outside of Room"/>	Fresh Air Intake Free of Obstruction	<input type="text" value="Yes"/>
Pollutant Sources Near Air Intake	<input type="text" value="None"/>		

Observations

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Corrective Actions to be Completed by Site Based Staff

Clean dust from wall surfaces	▼
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Corrective Actions to be Completed by PPO

Repair roof scuppers on entire building	▼
Repair exterior stucco cracks entire building	▼
Remove and replace water damaged wall material	▼
in mechanical rooms 763 & 758	▼
Replace wall material in classroom after abatement	▼
Repair HVAC to Reduce Humidity Levels	▼
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