

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

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August 22, 2016

Signature on File

TO: James Griffin, Principal
Lauderdale Lakes Middle

FROM: Daniel Meyer, Project Manger
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 19, 2016, I conducted an assessment at **Lauderdale Lakes Middle 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 Assessment

Lauderdale Lakes Middle

Evaluation Date August 19, 2016

Time of Day 9 AM

Outdoor Conditions Temperature 86.2

Relative Humidity 71.6

Ambient CO2 420

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
153N	70.7	72 - 78	55.2	30% - 60%	527	MAX 700 > Ambient	1
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	Homasote		Yes		No		4 areas
Walls	Homasote		Yes		Yes		Under both A/C units
Floor	12" x 12" Vinyl		No		No		

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

Mechanical Equipment Location	Window unit		Mechanical Room Clean	N/A	
Filters Installed Properly	Yes	Filters Clean	No	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean	Yes	Cooling Coil Clean	Yes		

Fresh Air Intake Location	Window unit ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No ▼		

Observations

A/C temperature set at 60 degrees. Walls under the A/C units are wet. Walls under windows are wet. Window leaking. Door not sealing properly. Water in light fixtures - need to be wiped clean or replaced.

Corrective Actions to be Completed by Site Based Staff

Set the thermostat to SBBC limits 72-78	▼
Clean light fixtures / replace broken lens	▼
Monitor temperature in portable	▼
Clean A/C filter	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Replace water damaged walls	▼
Repair or replace door	▼
Set Temperature to 72 - 78 degrees	▼
	▼
	▼
	▼
	▼

IAQ Assessment

Lauderdale Lakes Middle

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="577C"/>	<input type="text" value="71.5"/>	<input type="text" value="72 - 78"/>	<input type="text" value="69.8"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="482"/>	<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 4' Lay in"/>		<input type="text" value="Yes"/>		<input type="text" value="Yes"/>		<input type="text" value="15 tiles"/>	
Walls	<input type="text" value="Drywall/Tackboard"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>	
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="Yes"/>	Inside of Supply Duct Clean		<input type="text" value="N/A"/>	Inside of Return Duct Clean		<input type="text" value="N/A"/>
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="N/A"/>	Air Fresheners in Room		<input type="text" value="No"/>
Room Cluttered		<input type="text" value="N/A"/>	Food if Stored in Room is in Sealed Containers		<input type="text" value="N/A"/>			
Mechanical Equipment Location			<input type="text" value="Window unit"/>			Mechanical Room Clean		<input type="text" value="N/A"/>
Filters Installed Properly		<input type="text" value="Yes"/>	Filters Clean		<input type="text" value="No"/>	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="Window unit"/>			Fresh Air Intake Free of Obstruction		<input type="text" value="Yes"/>
Pollutant Sources Near Air Intake			<input type="text" value="No"/>					

Observations

A/C temperature was set at 60 Degrees. 15 ceiling tiles had water stains and need to be changed. Filters on both A/C units need to be cleaned. Light fixture need to be cleaned or lens replaced.

Corrective Actions to be Completed by Site Based Staff

Replace stained ceiling tile	▼
Monitor thermostat in room 72 degrees	▼
Replace filters	▼
Clean light fixtures	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Install new ceiling tile upon repair, cuts needed	▼
Repair / replace light fixture	▼
Set Temperature to 72 - 78 degrees	▼
	▼
	▼
	▼
	▼

IAQ Assessment

Lauderdale Lakes Middle

Evaluation Date August 19, 2016

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Outdoor Conditions Temperature 86.2 Relative Humidity 71.6 Ambient CO2 420

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
579C	66.6	72 - 78	64.8	30% - 60%	517	MAX 700 > Ambient	4
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes		Yes		15 tiles
Walls	Drywall/Tackboard		No		No		
Floor	12" x 12" Vinyl		No		No		

Ceiling Clean	Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
Walls Clean	Yes	Inside of Supply Duct Clean	N/A	Inside of Return Duct Clean	N/A
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
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Filters Installed Properly	Yes	Filters Clean	No	Inside of HVAC Unit Clean	Yes
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Monitor thermostat in room 72 degrees	▼
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Clean light fixtures	▼
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Corrective Actions to be Completed by PPO

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Repair / replace light fixture	▼
Set Temperature to 72 - 78 degrees	▼
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