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

## **TELEPHONE (754) 321-4200**

FACSIMILE: (754) 321-4285

September 19	, 2017	Signature on File	For Custodial Supe	rvisor Use Only
TO:	Washington Collado, P	rincipal	Custodial Issues	Addressed
	Rickards Middle	-	Custodial Issues	Not Addressed
FROM:	Daniel Meyer, Project M Environmental Health	0		
SUBJECT:	Indoor Air Quality (IA	Q) Assessment		

On September 18, 2017, I conducted an assessment at **Rickards 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: Sam Bays, Director, Maintenance Operations Shelley Meloni, Director, Pre-Construction Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division Greg Neiman, Area Supervisor, Zone 1 Kurt Wirz, Area Manager Trades Gerald Devio, Supervisor II Custodial Benjamin Osborne, Supervisor II Custodial Mark Murray, Supervisor II Custodial Broward Teachers Union Federation of Public Employees

	IAQ Assessr	nent		
Rick	ards Middle Evaluation Dat	e September 18, 2017	<b>Time of Day</b> 10:	30 AM
Outdoor Conditions Tempera	ature 86.2 Relative	Humidity 83.4	Ambient CO2 4	36
		Range       CO <sup>2</sup> % - 60%       809		ccupants 2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsPlasterFloorCarpet	Yes No No	No No	1 tile	
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean Inside of Supply	No	HVAC Return Grills Clean Inside of Return	Yes
Flooring Clean Yes Room Surfaces Yes Clean	Duct Clean Ceiling at Supply Grills Clean	No	Duct Clean	163
Trash Removed Yes   Signs of Pests No	Exhaust Fans Working Drain Traps Wet	N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners	No No
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	in Room	
Mechanical Equipment Location	FISH #225		Mechanical Room Clean	Yes
Filters Installed Properly No	-	No	Inside of HVAC Unit Clean	No
Condensate Pan Clean Yes	Cooling Coil Clean	Yes		
Fresh Air Intake Location Pollutant Sources Near Air Intake	Ducted to roof-top	▼	Fresh Air Intake Free of Obstruction	Yes
Observations				
1 water stained ceiling tile - needs to be replaced. Ceiling tiles around the supply grills are dirty. High humidity in this Area due to one chiller not operational during the time of the inspection. Filters need to be replaced and install properly. A couple of the AHU's need to have the belts replaced. Work-orders called in by School - Cooling tower H412476, Roof Issues H102506, 507, 509, 510.				

Corrective Actions to be Completed by Site Based Staff

	▼
Replace filters, tape and date.	▼
Clean Supply Grills with Wexcide	▼
Vacuum/wipe return grill	▼
Clean ceilings around HVAC supply grills	▼
Replace stained ceiling tile	▼
Clean light fixture - condensation	▼
	▼

Corrective Actions to be Completed by PPO

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	IAQ Assessr	nent		
Rickards M	/liddle       Evaluation Date	e September 18, 201	7 Time of Day 10::	30 AM
Outdoor Conditions Temperature	86.2 Relative	Humidity 83.4	Ambient CO2 43	36
Fish       Temperature       Range         105H       71.1       72 - 78		Range CO % - 60% 783		cupants 3
Noticeable OdorYesCeiling2' X 4' Lay inWallsPlasterFloorCarpet	Visible water damage / staining? No No No	Visible microbial growth? No No No	Amount of material affected	
Ceiling CleanYesWalls CleanYesFlooring CleanYesRoom SurfacesYesCleanYes	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply Grills Clean	No Yes No	HVAC Return Grills Clean Inside of Return Duct Clean	Yes Yes
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location FISH Filters Installed Properly No Condensate Pan Clean Yes	l #225 Filters Clean Cooling Coil Clean	No Yes	Mechanical Room Clean Inside of HVAC Unit Clean	Yes No
Fresh Air Intake Location Duct Pollutant Sources Near Air Intake No	ed to roof-top	<ul><li>▼</li></ul>	Fresh Air Intake Free of Obstruction	Yes

Growth on wooden desk - needs to be wiped with wexcide and monitored. Ceiling tiles around the supply grills are dirty. High humidity in this Area due to one chiller not operational during the time of the inspection. Spotty growth on the carpet. Filters need to be replaced and install properly. A couple of the AHU's need to have the belts replaced. Work-orders called in by School - Cooling tower H412476, Roof Issues H102506, 507, 509, 510. North Area Maintenance - temporary installing air-scrubber and dehumidifier.

Corrective Actions to be Completed by Site Based Staff

Thoroughly Clean Flooring
Replace filters, tape and date.
Clean Supply Grills with Wexcide
Vacuum/wipe return grill
Clean ceilings around HVAC supply grills
Wipe wooden desk with wexcide and monitor

**Corrective Actions to be Completed by PPO** 

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Repair HVAC to Reduce Humidity Levels	▼
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	IAQ Assessr	nent		
Ricka	rds Middle Evaluation Date	e September 18, 2017	<b>Time of Day</b> 10:	30 AM
Outdoor Conditions Temperat	ure 86.2 Relative	Humidity 83.4	Ambient CO2 4	36
Fish       Temperature       Ran         106       70.9       72 -		Range       CO <sup>2</sup> % - 60%       689	Range # O MAX 700 > [ Ambient	ccupants 12
Noticeable OdorNoCeiling2' X 4' Lay inWallsPlasterFloorCarpet	Visible water damage / staining? Yes No No	Visible microbial growth? No No No	Amount of material affected 5 tiles	
Ceiling CleanYesWalls CleanYesFlooring CleanYesRoom SurfacesYesCleanYes	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply Grills Clean	No Yes No	HVAC Return Grills Clean Inside of Return Duct Clean	No Yes
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location Filters Installed Properly No Condensate Pan Clean Yes	FISH #225 Filters Clean Cooling Coil Clean	No Yes	Mechanical Room Clean Inside of HVAC Unit Clean	Yes No
Pollutant Sources Near Air	Ducted to roof-top No	▼	Fresh Air Intake Free of Obstruction	Yes
Observations				

Media Center - 5 water stained ceiling tiles. Cuts needed. Ceiling tiles around the supply grills are dirty. Return air grill is dirty. High humidity in this Area due to one chiller not operational during the time of the inspection. Spotty growth on the carpet. Filters need to be replaced and install properly. A couple of the AHU's need to have the belts replaced. Work-orders called in by School - Cooling tower H412476, Roof Issues H102506, 507, 509, 510.

Corrective Actions to be Completed by Site Based Staff

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## **Corrective Actions to be Completed by PPO**

Install new ceiling tile upon repair, cuts needed	▼
Repair HVAC to Reduce Humidity Levels	▼
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