

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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August 14, 2017

Signature on File

TO: Cherise Coleman, Principal
Central Park Elementary

FROM: Alison Witoshynsky, 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 August 8, 2017, I conducted an assessment at **Central Park 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
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 Assessment

Central Park Elementary

Evaluation Date August 8, 2017

Time of Day 1115

Outdoor Conditions Temperature 88.9 Relative Humidity 74.8 Ambient CO2 458

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
703	84.4	72 - 78	84.4	30% - 60%	565	MAX 700 > Ambient	0
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
2' X 4' Lay in		Plaster/concrete		12" x 12" Vinyl		~ 1 x 2 by sink @ floor	
No		No		No		No	

Ceiling Clean	Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
Walls Clean	Yes	Inside of Supply Duct Clean	Yes	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	Yes	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests	No	Drain Traps Wet	Yes	Air Fresheners in Room	No
Room Cluttered	Yes	Food if Stored in Room is in Sealed Containers	N/A		

Mechanical Equipment Location	Not readily accessible		Mechanical Room Clean	N/A	
Filters Installed Properly	Yes	Filters Clean	No	Inside of HVAC Unit Clean	N/A
Condensate Pan Clean	N/A	Cooling Coil Clean	N/A		

Fresh Air Intake Location	Thru exterior wall	▼	Fresh Air Intake Free of Obstruction	N/A
Pollutant Sources Near Air Intake	No	▼		

Observations

A/C is not working. Maintenance is present to repair. Once repaired, clean all surfaces of desks with Wexcide utilizing disposable towel and change filter. Recommended initial wipe and second wipe with new towel/Wexcide. There is a lot of clutter in the room, that could be reduced to facilitate cleaning by staff.

Small area of damaged wall material near the sink. Area backs up to laundry; maybe a result of leak from slop sink. HFSP to call in work order for repair

Corrective Actions to be Completed by Site Based Staff

Apply Wexcide to clean desk tops and edge	▼
Room too cluttered to clean properly	▼
Encourage occupant to reduce clutter	▼
Thoroughly clean ALL horizontal surfaces	▼
Remove and replace A/C Filters	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system (per J820613)	▼
Evaluate and repair cause of water damaged wall and adj. slop sink (per J821277)	▼
	▼
	▼
	▼
	▼

