

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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September 5, 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 September 1, 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 September 1, 2017

Time of Day 9:30 AM

Outdoor Conditions Temperature 85.6 Relative Humidity 91.0 Ambient CO2 462

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
801A	75.2	72 - 78	63.3	30% - 60%	743	MAX 700 > Ambient	0	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' X 4' Lay in		No		No			
Walls	Plaster		Yes		No		around AC & windows	
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		Yes	Inside of Return Duct Clean		Yes
Flooring Clean		Yes	Ceiling at Supply Grills Clean		N/a			
Room Surfaces Clean		Yes						
Trash Removed		Yes	Exhaust Fans Working		No	Unapproved Chemicals / Cleaners in Room		No
Signs of Pests		No	Drain Traps Wet		No	Air Fresheners in Room		No
Room Cluttered		Yes	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		Yes	Inside of HVAC Unit Clean		Yes
Condensate Pan Clean		N/A	Cooling Coil Clean		Yes			
Fresh Air Intake Location			Thru exterior wall ▼			Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake			No ▼					

Observations

PE Office. Occupant reports mold and itchy/swollen eyes, & respiratory issues. FISH 801 is the outdoor/covered PE area. FISH 801A is the PE coach's office. The wall materials is wet on the side and under the wall A/C unit. There is also wet building material on the lower portions of the window. Cardboard is present in the office for storage. There is an exhaust fan and a floor drain in the adjacent restroom. The exhaust fan did not appear to be working and the drain was dry. The sink faucet was dripping.

Corrective Actions to be Completed by Site Based Staff

Remove cardboard boxes	▼
Encourage occupant to reduce clutter	▼
Store items in plastic containers with lids	▼
Run water in sinks and floor drains monthly	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Seal window on North Side	▼
Evaluate and repair cause of water damaged wall material	▼
Remove and replace wall material as needed	▼
Evaluate and repair HVAC system as needed	▼
Repair HVAC to Reduce Humidity Levels	▼
Evaluate exhaust fan operation	▼
Repair sink faucet	▼