

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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May 23, 2017

Signature on File

TO: Katherine Good, Principal
Coconut Creek Elementary

FROM: Daniel Meyer, Project Manger
Environmental Health & Safety Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only

Custodial Issues Addressed

Custodial Issues Not Addressed

On May 22, 2017, I conducted a re-assessment at **Coconut Creek 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.

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
Mark Murray, Supervisor II Custodial
Sam Bays, Director, Maintenance Operations
Kurt Wirz, Area Manager Trades

IAQ Assessment

Coconut Creek Elementary

Evaluation Date May 22, 2017

Time of Day 930

Outdoor Conditions Temperature 82.8 Relative Humidity 78.1 Ambient CO2 458

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
130	74.9	72 - 78	65.3	30% - 60%	897	MAX 700 > Ambient	~17
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes		No		@ AC, need insulation on pipes
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		Yes	Inside of Return Duct Clean		Yes
Flooring Clean	Yes	Ceiling at Supply Grills Clean		Yes			
Room Surfaces Clean	No						
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	Above Ceiling				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	Roof top ▼				Fresh Air Intake Free of Obstruction	N/A	
Pollutant Sources Near Air Intake	Not readily accessible ▼						

Observations

Complaint of odor still in room and presence of mold. Observed odor was faint and likely associated with interior AC cleaning per previous IAQ assessment visit. Stained ceiling tiles remain or returned, piping needs to be insulated next to AC. Exhaust fan grill dusty in restroom. Dust remains on items throughout the room. Area rug removed, not present in hallway. Area above drop ceiling inspected, no issues observed. Fresh Air intake fan/switches/duct present in adjacent hallway for AC inspected. Fresh air damper at roof does not appear to close when fan is manual turned off. No odors observed in outdoor air into room.

Corrective Actions to be Completed by Site Based Staff

Clean restroom exhaust fan grill	▼
Thoroughly clean horizontal elevated surfaces	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Remove and replace stained ceiling tiles	▼
Install new ceiling tile upon repair, cuts needed	▼
Install insulation at AC piping to prevent additional stains on ceiling tiles	▼
Evaluate/Repair HVAC dampers & exhaust interlocks	▼
	▼
	▼
	▼