

**THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**

**ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT**

**TELEPHONE (754) 321-4200**

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August 23, 2017

Signature on File

TO: Michelle Allison, Principal  
**Croissant 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 21, 2017, I conducted an assessment at **Croissant 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

Croissant Park Elementary

Evaluation Date August 21, 2017

Time of Day 11:55 AM

Outdoor Conditions    Temperature 92.3

Relative Humidity 65.3

Ambient CO2 470

Fish	Temperature	Range	Relative Humidity	Range	CO <sup>2</sup>	Range	# Occupants
<span style="border: 1px solid black; padding: 2px;">202</span>	<span style="border: 1px solid black; padding: 2px;">77.0</span>	<span style="border: 1px solid black; padding: 2px;">72 - 78</span>	<span style="border: 1px solid black; padding: 2px;">60.1</span>	<span style="border: 1px solid black; padding: 2px;">30% - 60%</span>	<span style="border: 1px solid black; padding: 2px;">831</span>	<span style="border: 1px solid black; padding: 2px;">MAX 700 &gt; Ambient</span>	<span style="border: 1px solid black; padding: 2px;">11</span>
Noticeable Odor		<span style="border: 1px solid black; padding: 2px;">No</span>	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	<span style="border: 1px solid black; padding: 2px;">2' X 4' Lay in</span>		<span style="border: 1px solid black; padding: 2px;">Yes</span>		<span style="border: 1px solid black; padding: 2px;">No</span>		<span style="border: 1px solid black; padding: 2px;">1 CT (202B)</span>
Walls	<span style="border: 1px solid black; padding: 2px;">Drywall/Tackboard</span>		<span style="border: 1px solid black; padding: 2px;">No</span>		<span style="border: 1px solid black; padding: 2px;">No</span>		<span style="border: 1px solid black; padding: 2px;"></span>
Floor	<span style="border: 1px solid black; padding: 2px;">12" x 12" Vinyl</span>		<span style="border: 1px solid black; padding: 2px;">No</span>		<span style="border: 1px solid black; padding: 2px;">No</span>		<span style="border: 1px solid black; padding: 2px;"></span>
Ceiling Clean		<span style="border: 1px solid black; padding: 2px;">Yes</span>	HVAC Supply Grills Clean		<span style="border: 1px solid black; padding: 2px;">Yes</span>	HVAC Return Grills Clean	
Walls Clean		<span style="border: 1px solid black; padding: 2px;">Yes</span>	Inside of Supply Duct Clean		<span style="border: 1px solid black; padding: 2px;">Yes</span>	Inside of Return Duct Clean	
Flooring Clean		<span style="border: 1px solid black; padding: 2px;">No</span>	Ceiling at Supply Grills Clean		<span style="border: 1px solid black; padding: 2px;">Yes</span>		
Room Surfaces Clean		<span style="border: 1px solid black; padding: 2px;">No</span>					
Trash Removed		<span style="border: 1px solid black; padding: 2px;">Yes</span>	Exhaust Fans Working		<span style="border: 1px solid black; padding: 2px;">Yes</span>	Unapproved Chemicals / Cleaners in Room	
Signs of Pests		<span style="border: 1px solid black; padding: 2px;">No</span>	Drain Traps Wet		<span style="border: 1px solid black; padding: 2px;">Yes</span>	Air Fresheners in Room	
Room Cluttered		<span style="border: 1px solid black; padding: 2px;">Yes</span>	Food if Stored in Room is in Sealed Containers		<span style="border: 1px solid black; padding: 2px;">N/A</span>		
Mechanical Equipment Location			<span style="border: 1px solid black; padding: 2px;">FISH 206</span>			Mechanical Room Clean	
Filters Installed Properly		<span style="border: 1px solid black; padding: 2px;">Yes</span>	Filters Clean		<span style="border: 1px solid black; padding: 2px;">Yes</span>	Inside of HVAC Unit Clean	
Condensate Pan Clean		<span style="border: 1px solid black; padding: 2px;">Yes</span>	Cooling Coil Clean		<span style="border: 1px solid black; padding: 2px;">Yes</span>		
Fresh Air Intake Location			<span style="border: 1px solid black; padding: 2px;">Return air plenum, open AHR</span> ▼			Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake			<span style="border: 1px solid black; padding: 2px;">No</span> ▼			<span style="border: 1px solid black; padding: 2px;">Yes</span>	

**Observations**

**Classroom.** Ceiling Tiles throughout the room are bowed likely a result of elevated humidity. Surface of the metal door to the closet (202B) has spotty growth, needs to be cleaned. One (1) ceiling tile is stained in 202B. Storage closet (202B) very cluttered; occupant states in the process of cleaning out. Decorative paper on walls throughout room. Cardboard boxes and lots of books and other toys present throughout the room. Dust/dirt buildup on floor in corners and light dust in back of lower shelves.

**Corrective Actions to be Completed by Site Based Staff**

Thoroughly clean horizontal surfaces	▼
Floor needs sweep/vacuum in tight spots	▼
Remove cardboard boxes	▼
Store items in plastic containers with lids	▼
Clean metal door (202B) with Wexcide	▼
Remove storage from room/intended use only	▼
Encourage occupant to reduce clutter	▼
	▼

**Corrective Actions to be Completed by PPO**

Repair HVAC to Reduce Humidity Levels	▼
Remove and replace stained ceiling tiles	▼
Install new ceiling tile upon repair, cuts needed	▼
Evaluate and repair cause of stained ceiling tile	▼
	▼
	▼
	▼
	▼

