

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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August 21, 2017

Signature on File

TO: Keith Peters, Principal
Gator Run Elementary

FROM: Alison Witoszynsky, 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 17, 2017, I conducted an assessment at **Gator Run 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

Gator Run Elementary

Evaluation Date August 17, 2017

Time of Day 9:55 AM

Outdoor Conditions Temperature 92.0 Relative Humidity 64.6 Ambient CO2 458

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
103	69.8	72 - 78	55.7	30% - 60%	499	MAX 700 > Ambient	1
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes		No		1 CT by projector
Walls	Drywall		No		No		
Floor	Carpet		No		No		
Ceiling Clean		No	HVAC Supply Grills Clean		No	HVAC Return Grills Clean	
Walls Clean		Yes	Inside of Supply Duct Clean		N/A	Inside of Return Duct Clean	
Flooring Clean		Yes	Ceiling at Supply Grills Clean		N/a		
Room Surfaces Clean		No					
Trash Removed		Yes	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room	
Signs of Pests		No	Drain Traps Wet		N/A	Air Fresheners in Room	
Room Cluttered		Yes	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location		FISH 101M				Mechanical Room Clean	
Filters Installed Properly		Yes	Filters Clean		Yes	Inside of HVAC Unit Clean	
Condensate Pan Clean		Yes	Cooling Coil Clean		Yes		
Fresh Air Intake Location		Not readily accessible ▼				Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake		Not Accessible ▼				N/A	

Observations

Media Center. Carpet cleaning and wall painting was completed over summer. One ceiling tile by the projector is stained. Stuffed animals and beanbag chairs present. Carpet and wall surfaces appeared clean. Light dust layer on top of books and book shelves. Heavy dust under Circulation desk, needs regular vacuuming. Dust layer on backside of return grill at back of room. Light dust on portions of supply vents.

Corrective Actions to be Completed by Site Based Staff

Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
Thoroughly dust horizontal surfaces	▼
Clean Supply Grills with Wexcide	▼
Clean dust under desk(s)	▼
Clean ceilings at ceiling tile grid	▼
Remove stuffed animals from room which can be source of dust allergens	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
Vacuum & clean HVAC return grills and drops	▼
Evaluate and repair cause of stained ceiling tile	▼
	▼
	▼
	▼