

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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February 27, 2018

Signature on File

TO: Keith Peters, Principal
Gator Run Elementary

FROM: Alison Witoshynsky, Project Manager
Environmental Health & Safety Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only

Custodial Issues Addressed

Custodial Issues Not Addressed

On February 26, 2018, 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:lb
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 February 26, 2018

Time of Day 1050

Outdoor Conditions Temperature 83.5

Relative Humidity 64.5

Ambient CO2 416

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
228	71.0	72 - 78	55.8	30% - 60%	1019	MAX 700 > Ambient	24
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		No	No			
Walls	Drywall		No	No			
Floor	12" x 12" Vinyl		No	No			
Ceiling Clean	No	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		Yes
Walls Clean	No	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		No
Flooring Clean	Yes	Ceiling at Supply Grills Clean		No			
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	No	Food if Stored in Room is in Sealed Containers		No			
Mechanical Equipment Location	FISH 227					Mechanical Room Clean	Yes
Filters Installed Properly	Yes	Filters Clean		Yes	Inside of HVAC Unit Clean		Yes
Condensate Pan Clean	Yes	Cooling Coil Clean		Yes			
Fresh Air Intake Location	Roof top ▼					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No ▼						

Observations

Occupant concerned there is mold in the wall cavity as a result of stained ceiling tiles/roof leak in corner of room. Maintenance has removed wet wall material, no additional wet wall materials. Surfaces throughout the room are generally clean, but lower areas have light dust layer on floor and lower shelves. Light dust/debris layer on elevated horizontal surfaces. Light dust visible on ceiling tiles around supply grills and portions of the ceiling tile grid. Indications of previously wet/damaged drywall on upper portion of window. Also dust on corner of window. Interior of return has moderate dust layer that needs vacuuming/cleaning.

Corrective Actions to be Completed by Site Based Staff

Clean dust from perimeter ceiling grid	▼
Dust Ceiling tiles or replace around supply grills	▼
Clean cobwebs from low corners	▼
Clean dust from window surfaces	▼
Thoroughly clean horizontal & elevated surfaces	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Clean HVAC return grills and drops	▼
Repair cause of previously water damaged wall material @ window	▼
Evaluate/Repair HVAC dampers for adequate flow to all rooms	▼
	▼
	▼
	▼

