# THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

FACSIMILE: (754) 321-4285

TELEPHONE (754) 321-4200

February 27,	2018	Signature on File	Fo	r Custodial Supervisor Use Only
TO: Keith Peters, Principal Gator Run Elementary				Custodial Issues Addressed
				Custodial Issues Not Addressed
FROM:	Alison Witoshynsky, Project Manager Environmental Health & Safety Department			
SUBJECT:	Indoor Air Quality (IA	Q) Assessment		

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 Ele	ementary Evaluation Dat	e February 26, 2018	Time of Day	050	
Outdoor Conditions Temperatu	re 83.5 Relative	Humidity 64.5	Ambient CO2 4	16	
Fish         Temperature         Rang           213         77.2         72 - 7		Range CO % - 60% 920		ccupants 20	
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling 2' X 4' Lay in	No	No			
<b>Walls</b> Drywall	No	No			
Floor 12" x 12" Vinyl	No	No			
Ceiling Clean No Walls Clean No Flooring Clean Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes	
Room Surfaces No Clean	Ceiling at Supply Grills Clean	No			
Trash Removed Yes  Signs of Pests No	Exhaust Fans Working  Drain Traps Wet	Yes	Unapproved Chemicals / Cleaners in Room	No	
Room Cluttered No	Food if Stored in Room is in Sealed Containers	No	Air Fresheners in Room	No	
Mechanical Equipment Location FISH 204 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  Pollutant Sources Near Air Intake	oof top	<b>▼</b>	Fresh Air Intake Free of Obstruction	Yes	
Observations					

Occupant concerned there is mold in the wall cavity as a result of three stained ceiling tiles in different locations within the room. All ceiling tiles were changed prior to our inspection. Surfaces throughout the room are generally clean. There is some light dust on the upper portion of the wall near bookshelves, in lower corners behind stored items, and on horizontal surfaces. Light dust visible on ceiling tiles around supply grills and portions of the ceiling tile grid. Interior of return has moderate dust layer that needs vacuuming/cleaning.

## Corrective Actions to be Completed by Site Based Staff

	▼
	▼
	▼
Thoroughly clean horizontal & elevated surfaces	▼
Clean dust from wall surfaces	▼
Clean cobwebs from low corners	▼
Dust Ceiling tiles or replace around supply grills	▼
Clean dust from perimeter ceiling grid	▼
consense / tonone to 20 completed by the Euceu c	

## **Corrective Actions to be Completed by PPO**

•	
Clean HVAC return grills and drops	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

#### **IAQ Assessment**

Gator Run E	Elementary Evaluation Dat	e February 26, 2018	Time of Day1	050
Outdoor Conditions Temperat	ure 83.5 Relative	Humidity 64.5	Ambient CO2 4	16
Fish         Temperature         Ran           228         71.0         72 -		Range <u>CO</u> % - 60%		ccupants 24
Noticeable Odor No  Ceiling 2' X 4' Lay in  Walls Drywall  Floor 12" x 12" Vinyl	Visible water damage / staining? No No	Visible microbial growth?  No  No	Amount of material affected	
Ceiling Clean No Walls Clean No Flooring Clean Yes Room Surfaces No Clean	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply Grills Clean	Yes Yes No	HVAC Return Grills Clean Inside of Return Duct Clean	Yes
Trash Removed Yes  Signs of Pests No  Room Cluttered No	Exhaust Fans Working  Drain Traps Wet  Food if Stored in Room is in Sealed Containers	Yes Yes No	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location  Filters Installed Properly  Condensate Pan Clean  Yes	FISH 227 Filters Clean Cooling Coil Clean	Yes Yes	Mechanical Room Clean Inside of HVAC Unit Clean	Yes
Pollutant Sources Near Air	Roof top	▼	Fresh Air Intake Free of Obstruction	Yes

# 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	▼
	▼
	▼
	▼

# **IAQ Assessment**

Gator Run Elementary Eva	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 Hu           P1445         72.2         72 - 78         53.7	
Noticeable Odor No Visible water distaining Ceiling 2' X 4' Lay in No Walls Tack Board No Floor 12" x 12" Vinyl No	· · · · · · · · · · · · · · · · · · ·
Walls Clean No Inside of Duct Clean	e of Supply Clean  Yes  Inside of Return Duct Clean  No
Trash Removed Yes Exhaust Fans Signs of Pests No Drain  Room Cluttered Yes Food if Stored i in Sealed Conta	Cleaners in Room  No  No  Air Fresheners in  Room  No
Filters Installed Properly Yes Filter	ystem in classroom  Mechanical Room Clean  N/A  Inside of HVAC Unit Clean  N/A  Coil Clean  N/A
Fresh Air Intake Location  Pollutant Sources Near Air Intake  Outside room  No	▼ Fresh Air Intake Free of Obstruction Yes
grills and ceiling tiles around supply grills. Space is animals. Horizontal surfaces on windows, shelves, a Corrective Actions to be Completed by Site Based S	
Clean Supply Grills with Wexcide  Dust Ceiling tiles or replace around supply grills  Room to cluttered to clean properly  Encourage occupant to reduce clutter  Remove cardboard boxes & stuffed animals  Clean dirt/debris from low corners	V         S       V         V       V         V       V         V       V

Store items in plastic containers with lids
Thoroughly clean horizontal & elevated surfaces