

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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September 5, 2017

Signature on File

TO: Delicia Joyce Decembert, Principal
Hollywood Central Elementary

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

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only

<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed
<hr/>	
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On September 1, 2017, I conducted an assessment at **Hollywood Central 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

Hollywood Central Elementary

Evaluation Date

Time of Day

Outdoor Conditions Temperature

Relative Humidity

Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
<input type="text" value="205"/>	<input type="text" value="72.3"/>	<input type="text" value="72 - 78"/>	<input type="text" value="60.6"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="517"/>	<input type="text" value="MAX 700 > Ambient"/>	<input type="text" value="0"/>	
Noticeable Odor		<input type="text" value="No"/>	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	<input type="text" value="2' X 4' Lay in"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>	
Walls	<input type="text" value="Plaster"/>		<input type="text" value="Yes"/>		<input type="text" value="No"/>		<input type="text"/>	
Floor	<input type="text" value="Carpet"/>		<input type="text" value="Yes"/>		<input type="text" value="No"/>		<input type="text" value="2 spots with white buildup"/>	
Ceiling Clean		<input type="text" value="No"/>	HVAC Supply Grills Clean		<input type="text" value="Yes"/>	HVAC Return Grills Clean		<input type="text" value="Yes"/>
Walls Clean		<input type="text" value="Yes"/>	Inside of Supply Duct Clean		<input type="text" value="Yes"/>	Inside of Return Duct Clean		<input type="text" value="Yes"/>
Flooring Clean		<input type="text" value="Yes"/>	Ceiling at Supply Grills Clean		<input type="text" value="No"/>			
Room Surfaces Clean		<input type="text" value="No"/>						
Trash Removed		<input type="text" value="Yes"/>	Exhaust Fans Working		<input type="text" value="N/A"/>	Unapproved Chemicals / Cleaners in Room		<input type="text" value="No"/>
Signs of Pests		<input type="text" value="Yes"/>	Drain Traps Wet		<input type="text" value="N/A"/>	Air Fresheners in Room		<input type="text" value="No"/>
Room Cluttered		<input type="text" value="Yes"/>	Food if Stored in Room is in Sealed Containers		<input type="text" value="No"/>			
Mechanical Equipment Location			<input type="text" value="FISH 213"/>			Mechanical Room Clean		<input type="text" value="Yes"/>
Filters Installed Properly		<input type="text" value="Yes"/>	Filters Clean		<input type="text" value="Yes"/>	Inside of HVAC Unit Clean		<input type="text" value="Yes"/>
Condensate Pan Clean		<input type="text" value="Yes"/>	Cooling Coil Clean		<input type="text" value="No"/>			
Fresh Air Intake Location			<input type="text" value="Roof top"/>			Fresh Air Intake Free of Obstruction		<input type="text" value="N/A"/>
Pollutant Sources Near Air Intake			<input type="text" value="Not readily accessible"/>					

Observations

Media Center. School staff member reports mold stains on rug and walls. Drips on upper portion of the mural on the east plaster wall from a reported roof leak historically repaired and reportedly hasn't leaked in approx. 1 year. Site facilities staff have reportedly tried to clean, but repainting is needed. There are two small areas of white stain on the carpet near this area that appears to be residue of glue or plaster ingrained in the carpet. Other areas of the carpet are in good condition. Light dust load on bookshelves. Fish tank present at front of room. Light dust around supply grills on ceiling tiles.

Corrective Actions to be Completed by Site Based Staff

Clean dust from ceiling tiles or replace	▼
Ensure ceiling tiles are installed properly	▼
Thoroughly clean horizontal surfaces	▼
Clean dust buildup on wall of Mech. Room	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to Reduce Humidity Levels	▼
Clean HVAC coil and pan	▼
Evaluate fresh air damper at HVAC	▼
Evaluate portion of carpet for replacement OR	▼
await SMART program planned renovation including	▼
carpet replacement	▼
	▼
	▼

IAQ Assessment

Hollywood Central Elementary

Evaluation Date September 1, 2017

Time of Day 11:00 AM

Outdoor Conditions Temperature 90.7

Relative Humidity 79.5

Ambient CO2 445

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
301	75.8	72 - 78	56.3	30% - 60%	792	MAX 700 > Ambient	~20
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		No		No			
2' X 4' Lay in		Plaster		12" x 12" Vinyl			
No		No		No			

Ceiling Clean	<input type="checkbox"/> No	HVAC Supply Grills Clean	<input type="checkbox"/> Yes	HVAC Return Grills Clean	<input type="checkbox"/> No
Walls Clean	<input type="checkbox"/> Yes	Inside of Supply Duct Clean	<input type="checkbox"/> Yes	Inside of Return Duct Clean	<input type="checkbox"/> No
Flooring Clean	<input type="checkbox"/> Yes	Ceiling at Supply Grills Clean	<input type="checkbox"/> No		
Room Surfaces Clean	<input type="checkbox"/> No				

Trash Removed	<input type="checkbox"/> Yes	Exhaust Fans Working	<input type="checkbox"/> N/A	Unapproved Chemicals / Cleaners in Room	<input type="checkbox"/> No
Signs of Pests	<input type="checkbox"/> Yes	Drain Traps Wet	<input type="checkbox"/> N/A	Air Fresheners in Room	<input type="checkbox"/> No
Room Cluttered	<input type="checkbox"/> Yes	Food if Stored in Room is in Sealed Containers	<input type="checkbox"/> No		

Mechanical Equipment Location	FISH 304A	Mechanical Room Clean	<input type="checkbox"/> Yes
Filters Installed Properly	<input type="checkbox"/> Yes	Filters Clean	<input type="checkbox"/> No
Condensate Pan Clean	<input type="checkbox"/> No	Cooling Coil Clean	<input type="checkbox"/> No
		Inside of HVAC Unit Clean	<input type="checkbox"/> No

Fresh Air Intake Location	Roof top	Fresh Air Intake Free of Obstruction	<input type="checkbox"/> N/A
Pollutant Sources Near Air Intake	Not readily accessible		

Observations

Music Rm. School staff member reports mold stains and musty odor. Dust observed on ceiling tiles around supply grills. Return grills dusty behind. Bookshelves and other horizontal surfaces have light dust layer. Dust present in upper corners of walls and on felt decoration in rear of room. Adjacent office/storage room (303/304) are very cluttered with books and other items. HVAC room had historical leak from unit and ceiling. Building materials (ceiling and walls) need replacement.

Corrective Actions to be Completed by Site Based Staff

Clean dust from ceiling tiles or replace	▼
Ensure ceiling tiles are installed properly	▼
Thoroughly clean elevated wall & horiz. surfaces	▼
Remove and replace A/C Filters, properly dated	▼
Room too cluttered to clean properly	▼
Encourage occupant to reduce clutter	▼
Remove felt material decoration, replace with approved material	▼

Corrective Actions to be Completed by PPO

Clean HVAC return grills and drops	▼
Clean HVAC coil and pan	▼
Evaluate and repair cause of water damaged wall & ceiling material	▼
Install new ceiling tile upon repair, cuts needed	▼
	▼
	▼
	▼