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

### **TELEPHONE (754) 321-4200**

#### FACSIMILE: (754) 321-4285

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February 6, 2	018 Signature on File	For Custodial Supervisor Use Only
		Custodial Issues Addressed
TO:	Michelle Garcia, Principal	
	Oakland Park Elementary	Custodial Issues Not Addressed
FROM:	Daniel Meyer, Project Manger	
	Environmental Health & Safety Department	
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On February 5, 2018, I conducted an assessment at **Oakland 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.

DM: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				
Oakland Park Elementary Evaluation Date February 5, 2018	3 Time of Day 10:30 AM			
Outdoor Conditions Temperature 77.9 Relative Humidity 80.1	Ambient CO2 435			
FishTemperatureRangeRelative HumidityRangeColumn40373.572 - 7858.330% - 60%72				
Noticeable OdorNoVisible water damage / staining?Visible microbial growth?Ceiling2' X 4' Lay inNoNoWallsPlasterNoNoFloor12" x 12" VinylNoNo	Amount of material affected			
Ceiling CleanYesHVAC Supply Grills CleanNoWalls CleanYesInside of Supply Duct CleanYesFlooring CleanNoCeiling at Supply Grills CleanYes	HVAC Return Grills Clean No Inside of Return Duct Clean No			
Trash RemovedYesExhaust Fans WorkingN/ASigns of PestsNoDrain Traps WetN/ARoom ClutteredNoFood if Stored in Room is in Sealed ContainersN/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room			
Mechanical Equipment Location FISH #411   Filters Installed Properly Yes Filters Clean Yes   Condensate Pan Clean Yes Cooling Coil Clean Yes	Mechanical Room Clean No Inside of HVAC Unit Clean No			
Fresh Air Intake Location Over top of exterior mechanical room door ▼   Pollutant Sources Near Air No ▼   Intake Observations ▼	Fresh Air Intake Free Yes of Obstruction			

Remove items in North bookcase and wipe clean with wexcide. Remove cardboard boxes stored in classroom. Store items in plastic containers with lids. A/C Supply grills need to be wiped with wexcide. Return grill needs to be removed and cleaned. Vacuum return duct where grill is installed. The floor needs to be cleaned and rewaxed. Remove live plants from classroom. The mechanical room floor needs to be swept clean. Inside the AHU needs to be cleaned

Corrective Actions to be Completed by Site Based Staff

Remove items from bookcase and wipe w/ wexcide	
Remove cardboard boxes	▼
Clean Supply Grills with Wexcide	▼
Remove return grill and vacuum	▼
Clean Mechanical Room floor	▼
Clean floor and re-Wax	▼
Remove live plants	▼
· · · ·	▼

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

Clean microbial growth from inside unit	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

IAQ Assessment				
Oakland Park	Elementary Evaluation Date	e February 5, 2018	Time of Day 10:	:30 AM
Outdoor Conditions Temper	ature 77.9 Relative	Humidity 80.1	Ambient CO2 4	35
		Range CO % - 60% 767		ccupants 2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsDrywallFloor12" x 12" Vinyl	No     No     No     No	No No		
Ceiling CleanYesWalls CleanYesFlooring CleanYesRoom Surfaces CleanYes	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply Grills Clean	No Yes No	HVAC Return Grills Clean Inside of Return Duct Clean	Yes Yes
Trash RemovedYesSigns of PestsNoRoom ClutteredYes	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location Filters Installed Properly Yes Condensate Pan Clean Yes		SSROOM Yes Yes	Mechanical Room Clean Inside of HVAC Unit Clean	N/A Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake	Behind Bard unit/Exterior wall	I ▼	Fresh Air Intake Free of Obstruction	Yes
Observations				
Remove cardboard boxes store need to be wiped with wexcide. cleaned properly. Temp needs t	Live plants need to be removed	I. Reduce items in the		

## Corrective Actions to be Completed by Site Based Staff

Clean dust from ceiling tiles by Supply grills	▼
Remove cardboard boxes	▼
Clean Supply Grills with Wexcide	▼
Remove live plants from room	▼
Reduce items in classroom	▼
	▼
	▼
	▼

## Corrective Actions to be Completed by PPO

Set Temperature to 72 - 78 degrees	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼