

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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December 20, 2017

Signature on File

TO: Katie Policastro, Principal
Park Springs Elementary

FROM: Daniel Meyer, Project Manger
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 December 19, 2017, I conducted an assessment at **Park Springs 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

Park Springs Elementary

Evaluation Date December 19, 2017

Time of Day 11 AM

Outdoor Conditions Temperature 78.1

Relative Humidity 70.4

Ambient CO2 481

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
132	74.1	72 - 78	77.4	30% - 60%	1200	MAX 700 > Ambient	12
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Yes		Yes		No			
Ceiling	2' X 4' Lay in		Yes	No			
Walls	Drywall		No	Yes		Spotty growth on wall	
Floor	12" x 12" Vinyl		No	No			

Ceiling Clean	Yes	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	No
Walls Clean	Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
Flooring Clean	Yes	Ceiling at Supply Grills Clean	No		
Room Surfaces Clean	Yes				

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	Yes	Food if Stored in Room is in Sealed Containers	Yes		

Mechanical Equipment Location	Above Ceiling	Mechanical Room Clean	N/A
Filters Installed Properly	Yes	Filters Clean	Yes
Condensate Pan Clean	Yes	Cooling Coil Clean	Yes
		Inside of HVAC Unit Clean	Yes

Fresh Air Intake Location	Ducted to roof-top ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No ▼		

Observations

High humidity in Classroom. 1 water stained ceiling tile. Both supply and return grills need to be cleaned. Reduce items in classroom so it can be cleaned properly. Remove cardboard boxes stored on top of the cabinet by the return grill.

- Corrective Actions to be Completed by Site Based Staff**
- | | |
|--|---|
| Remove and replace stained ceiling tile | ▼ |
| If stains return, contact COMPASS for work order | ▼ |
| Room to cluttered to clean properly | ▼ |
| Clean wall with wexcide and monitor | ▼ |
| Clean Supply Grills with Wexcide | ▼ |
| Remove return grill and vacuum | ▼ |
| | ▼ |
| | ▼ |

- Corrective Actions to be Completed by PPO**
- | | |
|--|---|
| Repair HVAC to Reduce Humidity Levels | ▼ |
| Install dehumidifier in Classroom | ▼ |
| Ceiling tile cuts needed around supply vents | ▼ |
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