

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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October 5, 2017

Signature on File

TO: Marsha Wagner, Principal
Pembroke Lakes Elementary

FROM: Alison Witoshynsky, Project Manager
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 October 4, 2017, I conducted an assessment at **Pembroke Lakes 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

Pembroke Lakes Elementary

Evaluation Date October 4, 2017

Time of Day 12:30 PM

Outdoor Conditions Temperature 88.4 Relative Humidity 63.7 Ambient CO2 464

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
183	75.2	72 - 78	60.9	30% - 60%	1276	MAX 700 > Ambient	22	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' X 4' Lay in		No		No		4 CT	
Walls	Tack Board		Yes		No		small stain above cabinets	
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		Yes			
Room Surfaces Clean		No						
Trash Removed		Yes	Exhaust Fans Working		N/A	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		N/A			
Mechanical Equipment Location			FISH 170			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		N/A
Pollutant Sources Near Air Intake			Not readily accessible ▼					

Observations

Occupant reports mildew in the classroom. This classroom is for science. There is lots of stuff within the cabinets as well as items taped to the walls and cabinet faces. Plants were present at the back of the room. In addition, FISH 183A is a storage closet, server room including at least 4 ceiling tiles needing cuts likely from roof leaks (J815803). HFSP reports that A/C for this area has gone under major renovations. Relative humidity and CO2 are near the high end of our range, additional adjustments may be needed, however, this room is likely near the end of the duct line which may be contributing.

Corrective Actions to be Completed by Site Based Staff

Room too cluttered to clean properly	▼
Encourage occupant to reduce clutter	▼
Remove live plants from room	▼
Soil can be source of microbial growth	▼
Remove and replace stained ceiling tile	▼
Follow up w/ COMPASS on roof work order(s)	▼
Clean dust from wall surfaces	▼
Thoroughly clean elevated/horizontal surfaces	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Repair HVAC to Reduce CO2 Levels	▼
Repair HVAC to Reduce Humidity Levels	▼
Evaluate and repair cause of stained ceiling tile likely related to roof leaks (J815803) working	▼
Install new ceiling tile upon repair, cuts needed	▼
Evaluate fresh air damper at HVAC	▼
Clean HVAC return grills and drops	▼