

**THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**

**ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT**

**TELEPHONE (754) 321-4200**

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

February 27, 2017

Signature on File

TO: Susan Sasse, Principal  
**Pines 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
<hr/>	
<hr/>	

On February 24, 2017, I conducted an assessment at **Pines 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: Shelley Meloni, Director, Pre-Construction  
Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division  
Broward Teachers Union  
Federation of Public Employees  
Gerald Devio, Supervisor II Custodial  
Benjamin Osborne, Supervisor II Custodial  
Mark Murray, Supervisor II Custodial  
Sam Bays, Director, Maintenance Operations  
Kurt Wirz, Area Manager Trades

# IAQ Assessment

Pines Lakes Elementary

Evaluation Date February 24, 2017

Time of Day 1030

Outdoor Conditions    Temperature 73.0

Relative Humidity 84.5

Ambient CO2 511

Fish	Temperature	Range	Relative Humidity	Range	CO <sup>2</sup>	Range	# Occupants
717	72.8	72 - 78	65.2	30% - 60%	1144	MAX 700 > Ambient	21
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		Yes		No		1 ceiling panel	
2' X 4' Lay in		No		No			
Drywall		No		No			
12" x 12" Vinyl		No		No			
Ceiling Clean		HVAC Supply Grills Clean		HVAC Return Grills Clean			
No		No		No			
Walls Clean		Inside of Supply Duct Clean		Inside of Return Duct Clean			
Yes		Yes		Yes			
Flooring Clean		Ceiling at Supply Grills Clean					
No		Yes					
Room Surfaces Clean							
No							
Trash Removed		Exhaust Fans Working		Unapproved Chemicals / Cleaners in Room			
Yes		Yes		No			
Signs of Pests		Drain Traps Wet		Air Fresheners in Room			
No		Yes		No			
Room Cluttered		Food if Stored in Room is in Sealed Containers					
No		N/A					
Mechanical Equipment Location		Filters Installed Properly		Filters Clean		Mechanical Room Clean	
FISH 709		Yes		Yes		Yes	
Condensate Pan Clean		Cooling Coil Clean		Inside of HVAC Unit Clean			
Yes		No		No			
Fresh Air Intake Location		Pollutant Sources Near Air Intake		Fresh Air Intake Free of Obstruction			
Thru exterior wall		No		Yes			

**Observations**

FISH 717 is a classroom, generally clean. There is a large crack in the drywall at the northeast corner (exterior) of the room. There are similar, but smaller, cracks around the windows on the east side. The supply/return grills are generally clean, but there is some dust on them and additional dust collecting on the surrounding ceiling grid. There are stains inside the light lenses which need cleaning.

**Corrective Actions to be Completed by Site Based Staff**

Clean dust from ceiling tiles/grid or replace	▼
Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
Thoroughly clean elevated surfaces	▼
Encourage occupant to reduce clutter	▼
Thoroughly clean and sanitize flooring	▼
Clean inside of light lens	▼

**Corrective Actions to be Completed by PPO**

Evaluate and repair HVAC system as needed	▼
Repair HVAC to Reduce Humidity Levels	▼
Clean HVAC system supply side to duct	▼
Evaluate and repair cause of damaged/cracked wall material	▼
	▼
	▼
	▼