

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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September 29, 2015 **Signature on File**

TO: Karla Orange, Principal
 Pinewood Elementary

FROM: Daniel Meyer, 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 September 28, 2015, I conducted an assessment at **Pinewood 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.

- 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
 Rich Volipi, Supervisor II Custodial
 Mark Murray, Supervisor II Custodial
 Sam Bays, Director, Maintenance Operations
 Kurt Wirz, Area Manager Trades

DM/je
Enc.

IAQ Assessment

Pinewood Elementary

Evaluation Date September 28, 2015

Time of Day 10:50 AM

Outdoor Conditions Temperature 86.8 Relative Humidity 74.3 Ambient CO2 425

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
304	74.5	72 - 78	65.0	30% - 60%	571	MAX 700 > Ambient	2
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		No		No		
Walls	Drywall/Tackboard		Yes		No		East and west wall
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean	Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		Yes
Walls Clean	Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		Yes
Flooring Clean	Yes	Ceiling at Supply Grills Clean		Yes			
Room Surfaces Clean	No						
Trash Removed	Yes	Exhaust Fans Working		No	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	FISH #301					Mechanical Room Clean	Yes
Filters Installed Properly	Yes	Filters Clean		Yes	Inside of HVAC Unit Clean		Yes
Condensate Pan Clean	No	Cooling Coil Clean		Yes			
Fresh Air Intake Location	Over top of exterior mechanical room door ▼					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No ▼						

Observations

Both East and West wall have water damage and were wet at the time of inspection. Roof leak recently repaired. Water stain on tackboard but tested dry. Microbial growth in cabinet above old stove location. Old cardboard boxes need to be removed from classroom. Reduce clutter so classroom can be cleaned properly. Bathroom exhaust fan was not working.

Corrective Actions to be Completed by Site Based Staff

Wipe down interior of cabinet with wexcide	▼
Reduce items in classroom	▼
Thoroughly clean once items are removed	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to Reduce Humidity Levels	▼
Evaluate water damaged East wall, under window	▼
Evaluate water damage West wall, under Return	▼
Clean condensate pan	▼
Evaluate the exhaust fan	▼
	▼
	▼
	▼