

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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November 20, 2017

Signature on File

TO: Jacqueline Carro, Principal
Sheridan Park Elementary

FROM: Alison Witoszynsky, Project Manager
Environmental Health & Safety Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only

Custodial Issues Addressed

Custodial Issues Not Addressed

On November 13, 2017, I conducted an assessment at **Sheridan 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.

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

Sheridan Park Elem.

Evaluation Date November 13, 2017

Time of Day 1:30 PM

Outdoor Conditions Temperature 80.2 Relative Humidity 80.3 Ambient CO2 496

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
124 (A/C)	72.4	72 - 78	57.5	30% - 60%	1239	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		No		No		
Walls	Plaster/Tack Board		No		No		
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	No
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	No		

Mechanical Equipment Location	FISH 175 (164/166) & Roof (124)		Mechanical Room Clean	Yes	
Filters Installed Properly	Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	No
Condensate Pan Clean	Yes	Cooling Coil Clean	Yes		

Fresh Air Intake Location	Exterior Wall ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No ▼		

Observations

FISH 124: HFSP reports that the two ceiling tiles adjacent to the return duct are often stained after a heavy wind driven rain. No staining was observed during the Site Visit. There is only one supply for this room.

FISH 166: Storage in restroom in classroom.

- Corrective Actions to be Completed by Site Based Staff**
- Room too cluttered to clean properly ▼
 - Encourage occupant to reduce clutter ▼
 - Remove cardboard boxes ▼
 - Store items in plastic containers with lids ▼
 - Thoroughly clean elevated/horizontal surfaces ▼
 - Remove storage from room/intended use only ▼
 - Run water in sinks and floor drains monthly ▼
 - Clean dust from ceiling tiles or replace ▼

- Corrective Actions to be Completed by PPO**
- Evaluate and repair HVAC system as needed ▼
 - (FISH 124) ▼
 - Clean entire HVAC system - unit (FISH 175) ▼
 - Ceiling tile cuts needed around supply vents ▼
 - if cannot be cleaned ▼
 - Evaluate supply drop number/location (FISH 124) ▼
 - Repair HVAC to Reduce CO2 Levels ▼
 - Evaluate fresh air damper at HVAC ▼