THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

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December 9,	2016	Signature on File	For	Custodial Supervisor Use Only
TO:	Irina Shearer, Princi Silver Palms Eleme	1		Custodial Issues Addressed Custodial Issues Not Addressed
FROM:	Robert Krickovich, (Environmental Heal	Coordinator, LEA lth & Safety Department		
SUBJECT:	Indoor Air Quality ((IAQ) Assessment		

On December 7, 2016, I conducted an assessment at **Silver Palms 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.

RK: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 Assess	ment		
Silver Palms	Elementary Evaluation Date	December 7, 2016	Time of Day	1:00
Outdoor Conditions Temper	ature 80.5 Relative	e Humidity 81.2	Ambient CO2 4	14
		Range CO ² % - 60% 658	Range # Oo MAX 700 > Ambient	2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in		No	4 Square Feet	
Walls Drywall Floor 12" x 12" Vinyl	No	No		
Ceiling Clean Yes Walls Clean No	HVAC Supply Grills Clean Inside of Supply	No	HVAC Return Grills Clean Inside of Return	Yes
Flooring Clean No Room Surfaces No Clean	Duct Clean Ceiling at Supply Grills Clean	Yes	Duct Clean	
Trash Removed Yes Signs of Pests No	Exhaust Fans Working Drain Traps Wet	Yes	Unapproved Chemicals / Cleaners in Room	No
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location	FISH 194		Mechanical Room Clean	Yes
Filters Installed Properly	S Filters Clean	Yes	nside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes	S Cooling Coil Clean	Yes		
Fresh Air Intake Location	Outside of Room	▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None	▼		
Observations				
4 Stained ceiling tiles along extended on surfaces, heavy on elev			- Dust and debris on floc	oring -

	<u> </u>
Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
Clean dust from wall surfaces	▼
Thoroughly clean and sanitize flooring	▼
Thoroughly clean ALL surfaces	▼
Clean Supply Grills with Wexcide	▼
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	IAQ As	sessment		
Silver Palr	ms Elementary Evaluat	ion Date December 7, 20	16 Time of Day	1:00
Outdoor Conditions Temp	erature 80.5 R	elative Humidity 81.2	Ambient CO2	114
	RangeRelative Humidit72 - 7838.2		20 ² Range # O 27 MAX 700 > [Ambient	ccupants 3
Noticeable Odor No	Visible water dama staining?	ge / Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in	Yes	No	1 Square Foot	
Walls Drywall	No	No		
Floor 12" x 12" Vinyl	No	No		
Ceiling Clean Yes	HVAC Suppl Grills Clean	y Yes	HVAC Return Grills Clean	Yes
Flooring Clean No	Inside of Su Duct Clean	pply Yes	Inside of Return Duct Clean	Yes
Room Surfaces No Clean	Ceiling at Su Grills Clean	Ipply Yes		
Trash Removed Yes	Exhaust Fans Wo	rking Yes	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No	Drain Trap	s Wet Yes		
Room Cluttered No	Food if Stored in Ro in Sealed Container		Air Fresheners in Room	No
Mechanical Equipment Location	on FISH 193] Mechanical Room Clean	Yes
Filters Installed Properly	/es Filters C	lean Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean	Zes Cooling Coil C	lean Yes		
Fresh Air Intake Location	Outside of Room	•	3	Yes
Pollutant Sources Near Air Intake	None	▼	of Obstruction	
Observations				
1 Stained Ceiling tile along ex Dust on surfaces, heavy on el		ins on and above vinyl ba	se - Dust and debris on floo	oring
-				

Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
Clean dust from wall surfaces	▼
Thoroughly clean and sanitize flooring	▼
Thoroughly clean ALL surfaces	▼
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Corrective Actions to be Completed by PPO

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•	Set Temperature to 72 - 78 degrees
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	IAQ Assess	ment		
Silver Palms	Elementary Evaluation Dat	te December 7, 2016	Time of Day	1:00
Outdoor Conditions Tempera	ture 80.5 Relative	e Humidity 81.2	Ambient CO2 4	14
		Range CO % - 60% 690		ccupants 1
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in Walls Drywall	Yes	No	3 Square Feet	
Floor 12" x 12" Vinyl	No	No		
Ceiling Clean Yes Walls Clean No	HVAC Supply Grills Clean Inside of Supply	Yes	HVAC Return Grills Clean Inside of Return	Yes
Flooring Clean No Room Surfaces No	Duct Clean Ceiling at Supply	Yes	Duct Clean	Yes
Clean	Grills 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	No
Room Cluttered Yes	Food if Stored in Room is in Sealed Containers	N/A	in Room	
Mechanical Equipment Location	FISH 187		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	Outside of Room	▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None	▼	of obstruction	
Observations				
Walls dirty, stains on and above to cluttered to clean properly - R		n flooring - Dust on su	urfaces, heavy on elevated	d - room

Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
Clean dust from wall surfaces	▼
Thoroughly clean and sanitize flooring	▼
Thoroughly clean ALL surfaces	▼
Encourage occupant to reduce clutter	▼
Remove storage from restroom	▼

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	IAQ Assess	ment		
Silver Palms	Elementary Evaluation Dat	December 7, 2016	Time of Day	1:00
Outdoor Conditions Tempera	ature 80.5 Relative	Humidity 81.2	Ambient CO2 4	14
		Range CO ² % - 60% 1325		20
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsDrywallFloor12" x 12" Vinyl	Yes No No	No No	2 Square Feet	
Ceiling CleanYesWalls CleanNoFlooring CleanNoRoom SurfacesNo	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply	No Yes	HVAC Return Grills Clean Inside of Return Duct Clean	No Yes
Clean	Grills Clean	Yes		
Trash Removed Yes Signs of Pests No	Exhaust Fans Working Drain Traps Wet	Yes	Unapproved Chemicals / Cleaners in Room	No
Room Cluttered Yes	Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location	FISH 197		Mechanical Room Clean	Yes
Filters Installed Properly Yes	-	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes	Cooling Coil Clean	Yes		
Fresh Air Intake Location Pollutant Sources Near Air Intake	Outside of Room None	▼	Fresh Air Intake Free of Obstruction	Yes
Observations				
1 Stained ceiling tile @ fire sprince from the sprince of the sprince of the sprince of the spring o				

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e 🔻	Remove and replace stained ceiling tile	
order 🔻	If stains return, contact COMPASS for wor	
▼	Clean dust from wall surfaces	
g 🗸 🗸	Thoroughly clean and sanitize floorin	
▼	Thoroughly clean ALL surfaces	
•	Clean Supply Grills with Wexcide	
e 🔻	Clean HVAC Return Grill with Wexcid	
r I▼	Encourage occupant to reduce clutte	

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Remove and replace stained ceiling tile	▼
At fire sprinkler near window wall (cut needed)	▼
Repair HVAC to reduce CO2	▼
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	IAQ Assessi	nent		
Silver Palms E	lementary Evaluation Dat	e December 7, 2016	Time of Day	1:00
Outdoor Conditions Temperate	ure 80.5 Relative	Humidity 81.2	Ambient CO2 4	14
FishTemperatureRan75575.772 -		Range CO % - 60% 173		ccupants 22
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsDrywallFloor12" x 12" Vinyl	Yes No No	No No	1 Square Foot	
Ceiling Clean Yes Walls Clean Yes Flooring Clean No	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes
Room Surfaces No Clean	Ceiling at Supply Grills Clean	Yes		
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	Yes Yes N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location	Above Ceiling		Mechanical Room Clean	N/A
Filters Installed Properly N/A Condensate Pan Clean N/A	Filters Clean Cooling Coil Clean	N/A N/A	Inside of HVAC Unit Clean	N/A
Fresh Air Intake Location	Jnknown	▼	Fresh Air Intake Free of Obstruction	N/A
Observations 1 stained ceiling tile over sink - Du	ust and debris on flooring - D	ust on surfaces, heav	y on elevated.	

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Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
Thoroughly clean and sanitize flooring	▼
Thoroughly clean ALL surfaces	▼
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Repair HVAC to reduce CO2	▼
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