

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

**ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT**

**TELEPHONE (754) 321-4200**

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

September 26, 2017

Signature on File

TO: Irina Shearer, Principal  
**Silver Palms Elementary**

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

SUBJECT: Indoor Air Quality (IAQ) Assessment

**For Custodial Supervisor Use Only**

Custodial Issues Addressed

Custodial Issues Not Addressed

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On September 25, 2017, 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.

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

# Multiple Room IAQ Assessment

Silver Palms Elem. School

Evaluation Date

Time of Day

Outdoor Conditions Temperature

Relative Humidity

Ambient CO2

## Fish # of rooms assessed

Bldg 1. FISH 180, 178, 176, 172, 169, 167,161, 152, 148, 120, 123

Temperature Range in the Rooms Assessed was Between	<input type="text" value="72.1"/>	And	<input type="text" value="78.3"/>	Acceptable Range	72 - 78
Relative Humidity Range in the Rooms Assessed was Between	<input type="text" value="38.4"/>	And	<input type="text" value="54.8"/>	Acceptable Range	30% - 60%
Co <sup>2</sup> Range in the Rooms Assessed was between	<input type="text" value="625"/>	And	<input type="text" value="984"/>	Acceptable Range	MAX 700 > Ambient

Noticeable Odor	Visible water damage / staining?	Visible microbial growth?	Amount of material affected
<input type="text" value="No"/>			
Ceiling <input type="text" value="2' X 4' Lay in"/>	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="1CT (148)"/>
Walls <input type="text" value="Drywall"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="behind cabinets at windows"/>
Floor <input 12"="" type="text" value="12" vinyl"="" x=""/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>

Ceiling Clean	<input type="text" value="Yes"/>	HVAC Supply Grills Clean	<input type="text" value="Yes"/>	HVAC Return Grills Clean	<input type="text" value="Yes"/>
Walls Clean	<input type="text" value="Yes"/>	Inside of Supply Duct Clean	<input type="text" value="Yes"/>	Inside of Return Duct Clean	<input type="text" value="Yes"/>
Flooring Clean	<input type="text" value="Yes"/>	Ceiling at Supply Grills Clean	<input type="text" value="Yes"/>		
Room Surfaces Clean	<input type="text" value="No"/>				

Trash Removed	<input type="text" value="Yes"/>	Exhaust Fans Working	<input type="text" value="Yes"/>	Unapproved Chemicals / Cleaners in Room	<input type="text" value="No"/>
Signs of Pests	<input type="text" value="No"/>	Drain Traps Wet	<input type="text" value="Yes"/>	Air Fresheners in Room	<input type="text" value="No"/>
Room Cluttered	<input type="text" value="No"/>	Food if Stored in Room is in Sealed Containers	<input type="text" value="N/A"/>		

# Multiple Room IAQ Assessment

Silver Palms Elem. School

Evaluation Date

Time of Day

Outdoor Conditions    Temperature     Relative Humidity     Ambient CO2

## HVAC System

Mechanical Equipment Location     Mechanical Room Clean

Filters Installed Properly     Filters Clean     Inside of HVAC Unit Clean

Condensate Pan Clean     Cooling Coil Clean     N/A in this section = Not Accessible

Fresh Air Intake Location     Fresh Air Intake Free of Obstruction

Pollutant Sources Near Air Intake

## Observations

All classrooms assessed on East side of building had water intrusion as a result of window leaks or roof leak. Most water damaged or moldy drywall present behind baseboard and likely behind cabinets. Worst rooms near southeast corner of building. FISH 176 and 167 have wet wall material floor to ceiling. Went to each room and discussed what should be removed with AP.

FISH 148 reportedly had a leak/water from ceiling down wall and onto bulletin board. No wet building materials present, no odor observed.

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

Evaluate and repair cause of stained ceiling tile	▼
Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
Thoroughly clean ALL surfaces after repairs made	▼
Remove and replace A/C Filters after repairs made	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

**Corrective Actions to be Completed by PPO**

Evaluate and repair cause of water damaged wall material (behind cabinets)	▼
Remove and replace wall material as needed	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

