

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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June 15, 2017

Signature on File

TO: Wendy Borowski, Principal
Silver Ridge 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/> | |
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On June 14, 2017, I conducted an assessment at **Silver Ridge 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

Silver Ridge Elementary

Evaluation Date June 14, 2017

Time of Day 1:30 PM

Outdoor Conditions Temperature 82.1 Relative Humidity 99.9 Ambient CO2 457

| | | | | | | | |
|---|---|---|--|---|---|--|--|
| Fish | Temperature | Range | Relative Humidity | Range | CO ² | Range | # Occupants |
| 803 | 75.5 | 72 - 78 | 77.9 | 30% - 60% | 463 | MAX 700 > Ambient | 0 |
| Noticeable Odor | | No | Visible water damage / staining? | | Visible microbial growth? | | Amount of material affected |
| Ceiling | 2' X 4' Lay in | | Yes | | No | | 3 CT, 2 needing cuts |
| Walls | Drywall | | Yes | | No | | |
| Floor | 12" x 12" Vinyl | | No | | No | | |
| Ceiling Clean | | Yes | HVAC Supply Grills Clean | | No | | HVAC Return Grills Clean No |
| Walls Clean | | No | Inside of Supply Duct Clean | | N/A | | Inside of Return Duct Clean N/A |
| Flooring Clean | | No | Ceiling at Supply Grills Clean | | N/a | | |
| Room Surfaces Clean | | No | | | | | |
| 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 | | N/A | | |
| Mechanical Equipment Location | | | FISH 804 (802 inspected) | | | Mechanical Room Clean No | |
| Filters Installed Properly | | Yes | Filters Clean | | No | | Inside of HVAC Unit Clean N/A |
| Condensate Pan Clean | | N/A | Cooling Coil Clean | | No | | |
| Fresh Air Intake Location | | | Thru exterior wall ▼ | | | Fresh Air Intake Free of Obstruction Yes | |
| Pollutant Sources Near Air Intake | | | No ▼ | | | | |

Observations

Occupant of 803 complaining of moldy smell on north wall by chalkboard. Walls (N&S) are dusty and spotty/dirty, but Dry. Return grill dusty on inside, needs to be removed/cleaned and inside duct checked. Supply grill dusty. FISH 802 (mech rm) was inspected as there was an issue with leak and wet/replaced wall material in FISH 802 & 801C. 801C repaired and clean, but wall reading wet. No staining or mold growth observed. Wall behind AHU in 802 spotty growth.

Corrective Actions to be Completed by Site Based Staff

| | |
|---|---|
| Remove return grill and vacuum | ▼ |
| Clean HVAC Supply & Return Grill with Wexcide | ▼ |
| Clean elevated wall surfaces with Wexcide | ▼ |
| Thoroughly clean horizontal surfaces | ▼ |
| Thoroughly clean and sanitize flooring | ▼ |
| Vacuum & Clean restroom exhaust fan grill | ▼ |
| Sweep floor in the mechanical room | ▼ |
| | ▼ |

Corrective Actions to be Completed by PPO

| | |
|---|---|
| Evaluate HVAC coil for cleaning (802/804) | ▼ |
| Repair HVAC to Reduce Humidity Levels | ▼ |
| Evaluate and repair cause of stained ceiling tile | ▼ |
| Remove and replace stained ceiling tiles | ▼ |
| Install new ceiling tile upon repair, cuts needed | ▼ |
| Clean wall behind AHU (F802) | ▼ |
| Apply Porticept/Foster Coating after cleaning | ▼ |
| | ▼ |