

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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January 26, 2018

Signature on File

TO: Wendy Borowski, Principal
Silver Ridge 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 January 25, 2018, 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: 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

Silver Ridge Elementary

Evaluation Date January 25, 2018

Time of Day 1:35PM

Outdoor Conditions Temperature 77.4 Relative Humidity 56.4 Ambient CO2 417

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
801	72.8	72 - 78	57.5	30% - 60%	1368	MAX 700 > Ambient	0	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' X 4' Lay in		No		No			
Walls	Drywall		Yes		No		801C	
Floor	12" x 12" Vinyl		No		No			
Ceiling Clean		Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		Yes
Walls Clean		No	Inside of Supply Duct Clean		No	Inside of Return Duct Clean		No
Flooring Clean		Yes	Ceiling at Supply Grills Clean		Yes			
Room Surfaces Clean		No						
Trash Removed		No	Exhaust Fans Working		N/A	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 802			Mechanical Room Clean		Yes
Filters Installed Properly		Yes	Filters Clean		No	Inside of HVAC Unit Clean		No
Condensate Pan Clean		N/A	Cooling Coil Clean		No			
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

HFSP reports that black spots present on wall under the supply grill in corner of room. In addition, AC reportedly stopped working at some point over weekend; now repaired. Supply grill blows air down onto wall and counter. Window is adjacent to area. HFSP and custodian for room have wiped area with Wexcide. Appears to be clean and spotting has not returned. Small area of dust still present on bottom corner of clock/intercom panel and counter. Adjoining closet and mech room walls were previously removed and replaced. Brown spots on upper walls of closet, cardboard and other clutter in closet. Door closed to closet with no supply/return vents.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean horizontal surfaces (counter)	▼
Clean dust from wall surfaces & door	▼
Remove cardboard boxes (801C)	▼
Clean wall with wexcide and monitor	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Clean HVAC return grills and drops	▼
Clean HVAC supply grills and drops	▼
Evaluate/Repair HVAC dampers & exhaust interlock	▼
to adjust Humidity Levels (near top of range)	▼
Repair HVAC to Reduce CO2 Levels	▼
	▼
	▼
	▼