

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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January 17, 2018

Signature on File

TO: Sharonda Bailey, Principal
Sunland Park Academy

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
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On January 16, 2018, I conducted an assessment at **Sunland Park Academy 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

Sunland Park Elementary

Evaluation Date January 16, 2018

Time of Day 11:00 AM

Outdoor Conditions Temperature 74.0 Relative Humidity 55.2 Ambient CO2 432

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
172/173	69.5	72 - 78	65.0	30% - 60%	907	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		
Walls	Plaster		Yes		No		6" wide x 2' long above window
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean		Yes	HVAC Supply Grills Clean		No		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		Yes		
Room Surfaces Clean		No					
Trash Removed		Yes	Exhaust Fans Working		N/A		Unapproved Chemicals / Cleaners in Room No
Signs of Pests		No	Drain Traps Wet		N/A		Air Fresheners in Room No
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			FISH 162			Mechanical Room Clean No	
Filters Installed Properly		Yes	Filters Clean		Yes		Inside of HVAC Unit Clean Yes
Condensate Pan Clean		Yes	Cooling Coil Clean		No		
Fresh Air Intake Location			Roof top ▼			Fresh Air Intake Free of Obstruction N/A	
Pollutant Sources Near Air Intake			Not readily accessible ▼				

Observations

Mold reported on ceiling panel. Roof leak reported in FISH 172 and adjacent 173 per work orders H010109, J806700, J843834, J838789. HFSP reports that roof leak reportedly repaired in FISH 173, but continues in FISH 172. Plaster above the window and below the ceiling grid is wet in the middle portion of the wall (~ 2-6 inches wide). A metal pan is present above the ceiling grid in FISH 172. Staining and corrosion from continued leaks present.

Corrective Actions to be Completed by Site Based Staff

Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order status updates (4 WO working)	▼
Thoroughly clean elevated/horizontal surfaces	▼
Clean Supply Grills with Wexcide	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair cause of stained ceiling tile(s) -	▼
Roof leak (H010109, J806700, J843834, J838789)	▼
Install new ceiling tile upon repair, cuts needed	▼
Repair water damaged wall material(s)	▼
	▼
	▼
	▼