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

## **TELEPHONE (754) 321-4200**

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January 22, 2	018 Signature on File	For Custodial Supervisor Use Only
TO:	Lori Ann Mendez, Principal Watkins Elementary	Custodial Issues Addressed
	Watking Elementary	Custodial Issues Not Addressed
FROM:	Alison Witoshynsky, Project Manager Environmental Health & Safety Department	
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On January 19, 2018, I conducted an assessment at **Watkins 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								
Wa	atkins Elementary Evaluation Da	ate January 19, 2018	Time of Day 10:40	D AM				
Outdoor Conditions Ter	nperature 66.2 Relativ	ve Humidity 64.6	Ambient CO2 433	3				
FishTemperature13169.9	RangeRelative Humidity72 - 7861.930	Range     CO <sup>2</sup> 0% - 60%     1382		<b>upants</b> 12				
Noticeable OdorNoCeiling2' X 4' Lay inWallsDrywallFloor12" x 12" Vinyl	Visible water damage / staining? No No No	Visible microbial growth? No No	Amount of material affected					
Ceiling CleanYesWalls CleanYesFlooring CleanYesRoom Surfaces CleanYes	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply Grills Clean	No Yes No	HVAC Return Grills Clean Inside of Return Duct Clean	No N/A				
Trash RemovedYesSigns of PestsNoRoom ClutteredYes	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers		Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No				
Mechanical Equipment Loca Filters Installed Properly Condensate Pan Clean	FISH 132   Yes Filters Clean   Yes Cooling Coil Clean	Yes Yes	Mechanical Room Clean Inside of HVAC Unit Clean	Yes Yes				
Fresh Air Intake Location Pollutant Sources Near Air Intake	Over top of exterior mechani No	ical room door ▼	Fresh Air Intake Free of Obstruction	Yes				

## Observations

Classroom with a large number of books stored throughout the room within plastic bins and on bookshelves. In addition, loose papers surrounding teachers desk; fabric on walls, table covers/cloths, stuffed animals and other personal items throughout. No wet materials or visibly historically wet building materials present. Slight dust layer on return and supply grills. Cardboard boxes present under tables and in other locations in the space. Ceiling tiles appeared slightly bowed throughout indicating a historical issue with elevated humidity levels.

Corrective Actions to be Completed by Site Based Staff

Clean dust from ceiling tiles or replace	▼
Ensure ceiling tiles are installed properly	▼
Room to cluttered to clean properly	▼
Encourage occupant to reduce clutter	▼
Remove cardboard boxes	▼
Store items in plastic containers with lids	▼
Thoroughly clean horizontal surfaces	▼
Clean HVAC Return & Supply Grills with Wexcide	▼

**Corrective Actions to be Completed by PPO** 

Evaluate and repair HVAC system as needed		
Repair HVAC to Reduce Humidity Levels	▼	
Repair HVAC to Reduce CO2 Levels	▼	
	▼	
	▼	
	▼	
	▼	
	▼	