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

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October 2	1, 2015 Signature on File	For Custodial Supervisor Use Only
TO:	Bradford Mattair, Principal Parkway Middle	Custodial Issues Addressed
FROM:	Daniel Meyer, Project Manager Environmental Health & Safety Department	Custodial Issues Not Addressed
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On October 20, 2015, I conducted an assessment at **Parkway Middle 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.

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 Rich Volipi, Supervisor II Custodial Mark Murray, Supervisor II Custodial Sam Bays, Director, Maintenance Operations Kurt Wirz, Area Manager Trades

	IAQ Assessi	ment		
Par	kway Middle Evaluation Dat	te October 20, 2015	Time of Day 10:	00 AM
Dutdoor Conditions Temper	ature 80.6 Relative	e Humidity 67	Ambient CO2 4	29
		Range CO % - 60% 860		ccupants 2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsPlasterFloor12" x 12" Vinyl	No No No			
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean	Νο	HVAC Return Grills Clean	No
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	No		
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of PestsNoRoom ClutteredNo	Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location	FISH #435		Mechanical Room Clean	Yes
Filters Installed Properly Ye Condensate Pan Clean Yes		No Yes	Inside of HVAC Unit Clean	Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake	Ducted to roof-top No	▼ ▼	Fresh Air Intake Free of Obstruction	Yes
	g tiles around the supply grills nged. Closet needs to be cleane			

Corrective Actions to be Completed by Site Based Staff

	_
Thoroughly Clean storage room	▼
Replace filters	▼
Clean HVAC supply and return grills with Wexcide	▼
	▼
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Set Temperature to 72 - 78 degrees	▼
Ceiling tile cuts needed around supply vents	▼
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	IAQ Assessi	ment	
Parl	kway Middle Evaluation Dat	Dctober 20, 2015	Time of Day 10:00 AM
Dutdoor Conditions Tempera	ature 80.6 Relative	e Humidity 67	Ambient CO2 429
		Range CO ² % - 60% 751	Range# OccupantsMAX 700 >2Ambient2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected
Ceiling2' X 4' Lay inWallsPlasterFloor12" x 12" Vinyl	No No No		
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean	Νο	HVAC Return Grills Clean No
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	No	
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / No
Signs of PestsNoRoom ClutteredNo	Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners No in Room
Mechanical Equipment Location	FISH #435		Mechanical Room Clean Yes
Filters Installed Properly Yes	5 Filters Clean	Νο	Inside of HVAC Unit Clean Yes
Condensate Pan Clean Yes	Cooling Coil Clean	Yes	
Fresh Air Intake Location Pollutant Sources Near Air	Ducted to roof-top	▼	Fresh Air Intake Free Yes
Intake	Νο	▼	
Observations Classroom temp. to cold. Ceiling cleaned. Filters need to be chan		need to be changed. Si	upply and return grills need to be

Corrective Actions to be Completed by Site Based Staff

Replace filters	▼
Clean HVAC supply and return grills with Wexcide	▼
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Set Temperature to 72 - 78 degrees	▼	
Ceiling tile cuts needed around supply vents	▼	
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	IAQ Assess	ment		
Par	kway Middle Evaluation Dat	te October 20, 2015	Time of Day 10:00) AM
Outdoor Conditions Temper	ature 80.6 Relative	e Humidity 67	Ambient CO2 429	
		Range CO ² % - 60% 708	Range # Occ MAX 700 > Ambient	upants 12
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in	No			
Walls Plaster	No			
Floor 12" x 12" Vinyl	 No	Yes	6 tiles	
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
Flooring Clean No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Νο		
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	No
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	in Room	
Mechanical Equipment Location	Hung from exterior corridor c	eiling	Mechanical Room Clean	N/A
Filters Installed Properly Yes	s Filters Clean	No	nside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes	Cooling Coil Clean	Yes		
Fresh Air Intake Location	Exterior corridor	▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	Νο	▼	of Obstruction	
Observations				

Corrective Actions to be Completed by Site Based Staff

Replace filters	•
Wexcide growth on floor tiles.	•
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	IAQ Assessr	nent		
Pa	arkway Middle Evaluation Dat	e October 20, 2015	Time of Day 10:0	DO AM
Outdoor Conditions Tempe	erature 80.6 Relative	Humidity 67	Ambient CO2 42	29
		Range CO ² % - 60% 708	Range # Oc MAX 700 > Ambient	2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in Walls Plaster	Yes No	Yes	14 tiles	
Floor 12" x 12" Vinyl	No	Yes	20 tiles	
Ceiling Clean No Walls Clean Yes	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	No
Flooring Clean No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	No		
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No	Drain Traps Wet	Νο	Air Fresheners	No
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	in Room	
Mechanical Equipment Location	n Hung from exterior corridor co	eiling	Mechanical Room Clean	N/A
Filters Installed Properly Y	es Filters Clean	No	nside of HVAC Unit Clean	Yes
Condensate Pan Clean Y	es Cooling Coil Clean	Yes		
Fresh Air Intake Location	Exterior corridor	▼	Fresh Air Intake Free	Yes
Pollutant Sources Near Air Intake	Νο	▼	of Obstruction	
Observations				
	in classroom. Cut tiles are wet. 4 o water intrusion. 10 sinks in scie rills need to be cleaned.			

Corrective Actions to be Completed by Site Based Staff

Replace filters	▼
Thoroughly Clean Floor with wexcide	▼
Replace stained ceiling tiles after roofing repairs	▼
Clean HVAC supply and return grills with Wexcide	▼
Pour water down drains when not in use	▼
Open light fixtures and dry	▼
	▼
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Repair cause of stained ceiling tile	▼
Install new ceiling tile upon repair, cuts needed	▼
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