

**THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**

**ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT**

**TELEPHONE (754) 321-4200**

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January 5, 2018

Signature on File

TO: Michael Consaul, Principal  
**Pioneer Middle**

FROM: Alison Witoszynsky, 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 January 4, 2018, I conducted an assessment at **Pioneer 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.

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

Pioneer Middle

Evaluation Date January 4, 2018

Time of Day 10:30 AM

Outdoor Conditions    Temperature 58.4    Relative Humidity 40.3    Ambient CO2 389

Fish	Temperature	Range	Relative Humidity	Range	CO <sup>2</sup>	Range	# Occupants
181	64.2	72 - 78	46.5	30% - 60%	401	MAX 700 > Ambient	0
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		Yes		No		9 cut ceiling tiles (West Wall)	
2' X 4' Lay in		Plaster		12" x 12" Vinyl			
Yes		Yes		No		No	
Ceiling Clean		Walls Clean		Flooring Clean		Room Surfaces Clean	
Yes		Yes		Yes		No	
		HVAC Supply Grills Clean		HVAC Return Grills Clean			
		Yes		No		No	
		Inside of Supply Duct Clean		Inside of Return Duct Clean			
		Yes		No		No	
		Ceiling at Supply Grills Clean					
		No					
Trash Removed		Signs of Pests		Room Cluttered		Exhaust Fans Working	
Yes		No		No		N/A	
				Food if Stored in Room is in Sealed Containers		Unapproved Chemicals / Cleaners in Room	
				Yes		No	
						Air Fresheners in Room	
						No	
Mechanical Equipment Location		Filters Installed Properly		Condensate Pan Clean		Mechanical Room Clean	
FISH 184		Yes				No	
		Filters Clean		Cooling Coil Clean		Inside of HVAC Unit Clean	
		No		N/A		N/A	
Fresh Air Intake Location		Pollutant Sources Near Air Intake				Fresh Air Intake Free of Obstruction	
Roof top		Not readily accessible				N/A	

**Observations**

Reported roof leak in SW corner/west wall; JW38763 (working). Damage to plaster wall in SW corner of room. Multiple stained ceiling tiles @ west wall, cuts needed. Wood on top of shelving looks water damaged; needs to be removed/replaced. Elevated and horizontal surfaces have a light dust layer. Dusty on CT around supply grills. Interior of mechanical room dusty on all surfaces and filter boxes stored are stained. Adjacent rooms FISH 181A/B; (A) is utilized for book storage and is cluttered with misc. paper products/projects; (B) is office/break room with a very stained/worn carpet and lots of items/clutter throughout.

**Corrective Actions to be Completed by Site Based Staff**

Clean dust from ceiling tiles or replace	▼
Thoroughly clean elevated & horizontal surfaces	▼
Remove and replace A/C Filters	▼
Date filters when replaced	▼
Clean surfaces in mechanical room	▼
Remove storage from room (184)	▼
Encourage occupant to reduce clutter (181A/B)	▼
	▼

**Corrective Actions to be Completed by PPO**

Clean HVAC return grills and drops	▼
Evaluate and repair cause of stained ceiling tile	▼
Install new ceiling tile upon repair, cuts needed	▼
Remove and replace wall material as needed	▼
	▼
	▼
	▼
	▼