

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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February 5, 2018

Signature on File

TO: Rick Reynolds, Director
BECON/ITV

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 February 2, 2018, I conducted an assessment at **BECON/ITV**. 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

Multiple Room IAQ Assessment

Becon ITV School

Evaluation Date February 2, 2018

Time of Day 1:30 PM

Outdoor Conditions Temperature 81.5 Relative Humidity 47.9 Ambient CO2 431

FISH	Temperature	Range	Relative Humidity	Range	CO2	Range
008	72.4	72 - 78	57.1	30% - 60%	605	MAX 700 > Ambient
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
No						
Ceiling	Plaster		No	No		
Walls	Plaster		No	No		
Floor	Carpet		Yes	No		

This is a stairwell/vestibule for access to FISH 125, 125A, 134A, and 131. The carpet is stained on the edges near the wall. If cleaning has not been historically successful facilities staff should call in a work order to evaluate for replacement.

FISH	Temperature	Range	Relative Humidity	Range	CO2	Range
125A	58.2	72 - 78	76.2	30% - 60%	580	MAX 700 > Ambient
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
No						
Ceiling	2' X 4' Lay in		No	No		
Walls	Plaster / Fabric		No	No		
Floor	Carpet		No	No		

Space is very cold, but occupants report it is needed when in production. Occupants report recent cleaning of fabric walls. Space looks fairly clean. No visible stains on carpet.

Orange (different) carpet under equipment reportedly has 9" x 9" asbestos containing floor tile. Further investigation is required.

FISH	Temperature	Range	Relative Humidity	Range	CO2	Range
125	60.3	72 - 78	66.8	30% - 60%	569	MAX 700 > Ambient
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
No						
Ceiling	Roof Deck		No	No		
Walls	Plaster / Drywall		No	No		
Floor	Concrete		No	No		

Space is very cold, but occupants report it is needed when in production. Occupants report recent cleaning of plaster walls, dust still present on upper portion. Space looks fairly clean otherwise. Supply vents need cleaning. Return could not be located.

Multiple Room IAQ Assessment

Becon ITV School

Evaluation Date February 2, 2018

Time of Day 130

Outdoor Conditions Temperature 81.5 Relative Humidity 47.9 Ambient CO2 431

FISH	Temperature	Range	Relative Humidity	Range	CO2	Range
139	72.2	72 - 78	56.9	30% - 60%	750	MAX 700 > Ambient
Noticeable Odor No		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes	No	1 CT	
Walls	Plaster		No	No		
Floor	12" x 12" Vinyl		No	No		

Warmer classroom area with computers. 1 stained ceiling tile.

FISH	Temperature	Range	Relative Humidity	Range	CO2	Range
140	60.4	72 - 78	72.9	30% - 60%	571	MAX 700 > Ambient
Noticeable Odor No		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		No	No		
Walls	Plaster / Fabric		No	No		
Floor	Carpet		No	No		

Space is very cold, but occupants report it is needed when in production. Occupants report recent cleaning of fabric walls. Space looks fairly clean. No visible stains on carpet.

Orange (different) carpet under equipment reportedly has 9" x 9" asbestos containing floor tile. Further investigation is required.

FISH	Temperature	Range	Relative Humidity	Range	CO2	Range
134	67.0	72 - 78	59.4	30% - 60%	626	MAX 700 > Ambient
Noticeable Odor No		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		No	No		
Walls	Plaster / Carpet		No	No		
Floor	Carpet		No	No		

Space is very cold, but occupants report it is needed when in production. Occupants report recent cleaning of carpeted walls, dust still present in corners. Supply & return vents need cleaning. Desks and areas around computer equipment should be dusted/cleaned.

