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

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September 25	5, 2017	Signature on File	For Custodial Supervisor Use Only
TO:	Joe Zeppetella, Pro Workers' Compens	gram Administrator sation	Custodial Issues Addressed Custodial Issues Not Addressed
FROM:	Alison Witoshynsk Environmental Hea	y, Project Manager alth & Safety Department	
SUBJECT:	Indoor Air Quality	(IAQ) Assessment	

On September 20, 2017, I conducted an assessment at **KC Wright Administration Building.** 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

Outdoor Conditions Ten	nperature 88.6 Relativ	ve Humidity 68.3	Ambient CO2 47	70
Fish Temperature 126 76.3	Range Relative Humidity 72 - 78 57.5 3	Range CC 0% - 60%		cupants ~10
Noticeable Odor Ceiling 2' X 2' Lay in	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Walls Drywall Floor Carpet	No Yes	No No	Stain from historical le	eak
Ceiling Clean Yes Walls Clean Yes Flooring Clean Yes Room Surfaces No	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply	Yes N/A	HVAC Return Grills Clean Inside of Return Duct Clean	Yes
Clean	Grills Clean	Yes		
Trash Removed Yes Signs of Pests No Room Cluttered Yes	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
Mechanical Equipment Loca	tion FISH 131A Yes Filters Clean	Yes	Mechanical Room Clean Inside of HVAC Unit Clean	Yes
Condensate Pan Clean	Yes Cooling Coil Clean	Yes		
Fresh Air Intake Location Pollutant Sources Near Air Intake	Not readily accessible Not Accessible	▼	Fresh Air Intake Free of Obstruction	N/A
Observations				

Occupant of cubicle reported leak/"mold" on carpet associated with area adjacent to a mini fridge that defrosted as a result of Hurricane Irma power loss. The fridge was moved and the area cleaned prior to our arrival; carpet was damp during the inspection. No noticeable odor within the space. Floor was clean. A historical stain was present within the cubicle hallway reportedly from adjacent Mech. Rm (FISH 131A) HVAC condensate drain overflow into space. Drywall not wet on 126 or 131A sides.

Corrective Actions to be Completed by Site Based Staff

Corrective Actions to be Completed by Site Based Stan			
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Corrective Actions to be Completed by PPO

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Evaluate individual carpet squares for replacement	▼
Corrective Actions to be Completed by PPO	