

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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January 22, 2018

Signature on File

TO: Lisa McBride, Manager
South Area Bus Terminal

FROM: Alison Witoshynsky, 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
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On January 19, 2018, I conducted an assessment at **South Area Bus Terminal**. 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

South Area Bus Garage

Evaluation Date January 19, 2018

Time of Day 11:20 AM

Outdoor Conditions Temperature 68.7 Relative Humidity 65.5 Ambient CO2 417

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
1286CON	69.7	72 - 78	62.9	30% - 60%	1107	MAX 700 > Ambient	~6
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes		No		3 stained CT in Women's RR
Walls	Drywall/Conc. Block		No		No		
Floor	12" x 12" Vinyl		No		No		

Ceiling Clean	Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	No
Walls Clean	Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	No
Flooring Clean	Yes	Ceiling at Supply Grills Clean	No		
Room Surfaces Clean	Yes				

Trash Removed	Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests	No	Drain Traps Wet	Yes	Air Fresheners in Room	No
Room Cluttered	No	Food if Stored in Room is in Sealed Containers	N/A		

Mechanical Equipment Location	Bard like HVAC system in classroom			Mechanical Room Clean	N/A
Filters Installed Properly	N/A	Filters Clean	Yes	Inside of HVAC Unit Clean	N/A
Condensate Pan Clean	N/A	Cooling Coil Clean	N/A		

Fresh Air Intake Location	Behind Bard unit/Exterior wall ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No ▼		

Observations
 Break Room with two restrooms. Includes refrigerator, storage cabinet, tables with long table cloths, and other tables and chairs. AC did not appear to be running during the inspection. Cardboard boxes present for storage under tables with long cloths, water stains visible. Supply clean, but surrounding ceiling tiles slightly dusty. Return grill and interior of duct dusty. Multiple stained ceiling tiles inside women's restroom. Multiple stained fabric seats on chairs.

Corrective Actions to be Completed by Site Based Staff

Clean dust from ceiling tiles or replace	▼
Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
Remove cardboard boxes	▼
Store items in plastic containers with lids	▼
Floor needs mop/vacuum along walls/corners	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
Clean HVAC return grills and drops	▼
Evaluate and repair cause of stained ceiling tile (J614479 & J836010)	▼
Install new ceiling tile upon repair, cuts needed	▼
	▼
	▼