

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

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February 26, 2018

Signature on File

TO: Dale Bondanza, Director
Technology, Planning & Policy

FROM: Daniel Meyer, Project Manger
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 February 22, 2018, I conducted an assessment at **TSSC Annex**. 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.

DM:lb
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

TSSC Annex School

Evaluation Date February 22, 2018

Time of Day 10:15

Outdoor Conditions

Temperature 81.4

Relative Humidity 64.6

Ambient CO2 415

FISH	Temperature	Range	Relative Humidity	Range	CO2	Range
120	70.4	72 - 78	82.3	30% - 60%	418	MAX 700 > Ambient
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Yes		No		Yes		tiles around supply
Ceiling	2' X 2' Lay in		No	Yes	tiles around supply	
Walls	Drywall		Yes	No	2 ft around base of room	
Floor	Carpet		Yes	No		

Drywall was not replaced from previous assessment. High humidity. Carpet was still damp in areas. Supply grills need to be wiped clean. Ceiling tiles around the grills should be replaced (cuts needed)

FISH	Temperature	Range	Relative Humidity	Range	CO2	Range
121	70.7	72 - 78	82.3	30% - 60%	425	MAX 700 > Ambient
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Yes		No		No		
Ceiling	2' X 2' Lay in		No	No		
Walls	Drywall		Yes	No	2 ft around base of room	
Floor	Carpet		Yes			

Same as above

FISH	Temperature	Range	Relative Humidity	Range	CO2	Range
122	71.	72 - 78	77.8	30% - 60%	430	MAX 700 > Ambient
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Yes		No		Yes		tiles around supply
Ceiling	2' X 2' Lay in		No	Yes	tiles around supply	
Walls	Drywall		Yes	No	2 ft around base	
Floor	Carpet		Yes	No		

Same as above. Check window for water intrusion West wall window.

Multiple Room IAQ Assessment

TSSC Annex School

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Corrective Actions to be Completed by Site Based Staff

Clean HVAC supply grills with wexcide	▼
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	▼

Corrective Actions to be Completed by PPO

Repair HVAC to Reduce Humidity Levels	▼
Remove and replace wall material as needed	▼
Remove and replace stained ceiling tiles	▼
Evaluate carpet for replacement	▼
Evaluate West window Fish #122 (leaking)	▼
Remove Spot coolers if A/C is operational	▼
	▼
Previous Work Order H012827	▼
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	▼
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Corrective Actions to be Completed by EH&S

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Corrective Actions to be Completed by Facilities & Construction

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