

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

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November 20, 2017

Signature on File

TO: Wylie Howard, Principal
Whiddon Rogers Education Center

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
<hr/>	
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On November 14, 2017, I conducted an assessment at **Whiddon Rogers Education Center**. 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

Whiddon-Rogers Education Center

Evaluation Date November 14, 2017

Time of Day 1:30 PM

Outdoor Conditions Temperature 81.3

Relative Humidity 73.4

Ambient CO2 425

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
133/130	70.4	72 - 78	55.5	30% - 60%	891	MAX 700 > Ambient	0	
Noticeable Odor		<input type="checkbox"/> Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' X 4' Lay in		<input type="checkbox"/> Yes		<input type="checkbox"/> No		6 CT-stained; 3 areas prev. stain	
Walls	Plaster		<input type="checkbox"/> Yes		<input type="checkbox"/> No		drips from roof tar	
Floor	12" x 12" Vinyl		<input type="checkbox"/> No		<input type="checkbox"/> No			
Ceiling Clean		<input type="checkbox"/> Yes	HVAC Supply Grills Clean		<input type="checkbox"/> Yes	HVAC Return Grills Clean		<input type="checkbox"/> Yes
Walls Clean		<input type="checkbox"/> No	Inside of Supply Duct Clean		<input type="checkbox"/> Yes	Inside of Return Duct Clean		<input type="checkbox"/> Yes
Flooring Clean		<input type="checkbox"/> Yes	Ceiling at Supply Grills Clean		<input type="checkbox"/> No			
Room Surfaces Clean		<input type="checkbox"/> No						
Trash Removed		<input type="checkbox"/> Yes	Exhaust Fans Working		<input type="checkbox"/> N/A	Unapproved Chemicals / Cleaners in Room		<input type="checkbox"/> No
Signs of Pests		<input type="checkbox"/> No	Drain Traps Wet		<input type="checkbox"/> N/A	Air Fresheners in Room		<input type="checkbox"/> No
Room Cluttered		<input type="checkbox"/> No	Food if Stored in Room is in Sealed Containers		<input type="checkbox"/> N/A			
Mechanical Equipment Location			FISH 136 / 132			Mechanical Room Clean		<input type="checkbox"/> No
Filters Installed Properly		<input type="checkbox"/> Yes	Filters Clean		<input type="checkbox"/> No	Inside of HVAC Unit Clean		<input type="checkbox"/> N/A
Condensate Pan Clean		<input type="checkbox"/> N/A	Cooling Coil Clean		<input type="checkbox"/> N/A			
Fresh Air Intake Location			Thru exterior wall ▼			Fresh Air Intake Free of Obstruction		<input type="checkbox"/> Yes
Pollutant Sources Near Air Intake			No ▼					

Observations

HFSP reports odor in classroom following Roofing contractor density test including cuts into roof. Odor present. Water drips visible on exterior wall (inside and outside) and from three locations inside room. Water stains on drywall and likely on fiberglass insulation on exterior wall above drop ceiling.

FISH 136: remaining materials/crate from previous AC rehab project remain in mechanical room. includes wet cardboard that needs to be removed.

Media Center also has drips on west wall with water damaged to tops of book shelves in same locaiton.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean lower portion of wall	▼
Thoroughly clean horizontal surfaces	▼
Thoroughly clean and sanitize flooring	▼
Remove and replace stained ceiling tile	▼
Remove and replace A/C Filters	▼
Clean Plastic Speaker cover with Wexcide	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tile	▼
Remove and replace stained ceiling tiles	▼
Install new ceiling tile upon repair, cuts needed	▼
Evaluate and repair cause of water damaged wall insulation, fire drywall ceiling, bookshelves	▼
Remove and replace material(s) as needed	▼
Remove crate of AC rehab materials from Mech Rm.	▼
Evaluate water puddle under AC unit	▼