

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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December 14, 2017

Signature on File

TO: Wylie Howard, Principal
Whiddon Rogers Education Center

FROM: Alison Witoszynsky, 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 December 13, 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 December 13, 2017

Time of Day 1:15 PM

Outdoor Conditions Temperature 66.4

Relative Humidity 32.8

Ambient CO2 392

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
127	70.7	72 - 78	42.3	30% - 60%	544	MAX 700 > Ambient	0
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
2' X 4' Lay in		Drywall		12" x 12" Vinyl		5 CT	
No		Yes		No		No	
No		No		No		No	

Ceiling Clean	Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	No
Walls Clean	Yes	Inside of Supply Duct Clean	N/A	Inside of Return Duct Clean	No
Flooring Clean	No	Ceiling at Supply Grills Clean	Yes		
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	N/A	Air Fresheners in Room	No
Room Cluttered	No	Food if Stored in Room is in Sealed Containers	N/A		

Mechanical Equipment Location	FISH 127B	Mechanical Room Clean	No
Filters Installed Properly	Yes	Filters Clean	Yes
Condensate Pan Clean	N/A	Cooling Coil Clean	No
		Inside of HVAC Unit Clean	No

Fresh Air Intake Location	Thru exterior wall ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	Grass and landscape ▼		

Observations

Roof Leak reportedly in classroom. Approx 5 ceiling tiles stained under leak area. Three work orders in system for roof leak in this room and others since April 2017 (J807025, H009651, J841875). Floor wax surface damaged from water. Window was open upon arrival. Occupant reports room making them sick and mold odor. HVAC is in closet with fresh air access through exterior wall. Fresh air damper was full open. Vented door in classroom to HVAC closet used for return is dusty/dirty.

Corrective Actions to be Completed by Site Based Staff

Remove and replace stained ceiling tile	▼
Ensure doors and windows remain closed	▼
Thoroughly clean and sanitize flooring	▼
Clean dust & debris from vented door (127B)	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tile	▼
Clean HVAC return grills and drops	▼
Evaluate HVAC coil for cleaning	▼
Evaluate fresh air damper at HVAC	▼
	▼
	▼
	▼
	▼

