

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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June 28, 2017

Signature on File

TO: Dr. Lewis C. Jackson, Principal
Dania Elementary

FROM: Alison Witoszynsky, Project Manager
Environmental Health & Safety Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only

Custodial Issues Addressed

Custodial Issues Not Addressed

On June 27, 2017, I conducted an assessment at **Dania Elementary**. 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: Shelley Meloni, Director, Pre-Construction
Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
Greg Neiman, Area Supervisor, Zone I
Gerald Devio, Supervisor II Custodial
Benjamin Osborne, Supervisor II Custodial
Mark Murray, Supervisor II Custodial
Sam Bays, Director, Maintenance Operations
Kurt Wirz, Area Manager Trades
Broward Teachers Union
Federation of Public Employees

IAQ Assessment

Dania Elementary

Evaluation Date June 27, 2017

Time of Day 1200

Outdoor Conditions Temperature 86.4 Relative Humidity 90.4 Ambient CO2 469

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
201	71.5	72 - 78	66.8	30% - 60%	462	MAX 700 > Ambient	0
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="checkbox"/> Yes		<input type="checkbox"/> Yes		<input type="checkbox"/> Yes		<input type="text" value="7 missing CT; 1 stained CT"/>	
Ceiling	<input type="text" value="2' X 4' Lay in"/>		<input type="checkbox"/> Yes	<input type="checkbox"/> Yes			
Walls	<input type="text" value="Plaster"/>		<input type="checkbox"/> No	<input type="checkbox"/> No			
Floor	<input type="text" value="Terrazzo"/>		<input type="checkbox"/> No	<input type="checkbox"/> No			

Ceiling Clean	<input type="checkbox"/> No	HVAC Supply Grills Clean	<input type="checkbox"/> Yes	HVAC Return Grills Clean	<input type="checkbox"/> No
Walls Clean	<input type="checkbox"/> Yes	Inside of Supply Duct Clean	<input type="checkbox"/> No	Inside of Return Duct Clean	<input type="checkbox"/> No
Flooring Clean	<input type="checkbox"/> No	Ceiling at Supply Grills Clean	<input type="checkbox"/> No		
Room Surfaces Clean	<input type="checkbox"/> Yes				

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"/> Yes	Drain Traps Wet	<input type="checkbox"/> No	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	<input type="text" value="FISH 202C"/>	Mechanical Room Clean	<input type="checkbox"/> No
Filters Installed Properly	<input type="checkbox"/> Yes	Filters Clean	<input type="checkbox"/> No
Condensate Pan Clean	<input type="checkbox"/> Yes	Cooling Coil Clean	<input type="checkbox"/> No
		Inside of HVAC Unit Clean	<input type="checkbox"/> No

Fresh Air Intake Location	<input type="text" value="Thru exterior wall"/>	Fresh Air Intake Free of Obstruction	<input type="checkbox"/> Yes
Pollutant Sources Near Air Intake	<input type="text" value="No"/>		

Observations

IAQ PROTOCOL NOT COMPLETED PRIOR TO OUR ARRIVAL.

HFSP reports bad odor/mold in space, many leaks were reported and WO called in. Two WO awaiting start date, J814524 for special CT cuts, J813847 for roof leaks. Ceiling tiles that fell from ceiling at roof leak area are still on the ground. 1 stained ceiling tile remains in the location. Other ceiling tiles are partially painted. Exterior doors to former Kitchen area of building open and one door to cafeteria area, likely cause of elevated humidity in space.

Corrective Actions to be Completed by Site Based Staff

Remove and replace stained or painted ceiling tile	▼
Thoroughly clean debris on flooring	▼
Clean cobwebs from elevated corners	▼
Clean light fixture lenses	▼
Remove, replace, tape & date A/C Filters	▼
Clean grills on door blowers	▼
Remove cardboard boxes from adj. room (F-202)	▼
Keep doors to exterior/kitchen/storage closed	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of water damaged ceiling material (schedule J813847)	▼
Install new ceiling tile upon repair, cuts needed (schedule J813847)	▼
Clean entire HVAC system - unit and drops	▼
	▼
	▼
	▼