

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

FACSIMILE: (754) 321-4285

January 24, 2017

Signature on File

TO: Robert Schneider, Principal
Davie Elementary

FROM: Alison Witoshynsky, 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 January 20, 2017, I conducted an assessment at **Davie Elementary School**. 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.

RK:smn
Enc.

cc: Shelley Meloni, Director, Pre-Construction
Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
Broward Teachers Union
Federation of Public Employees
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

IAQ Assessment

Davie Elem.

Evaluation Date January 20, 2017

Time of Day 11:15

Outdoor Conditions Temperature 77.6 Relative Humidity 60.5 Ambient CO2 462

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
850	71.3	72 - 78	61.2	30% - 60%	454	MAX 700 > Ambient	0
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		No		No		
Walls	Drywall/Tackboard		Yes		No		under windows
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean		Yes	HVAC Supply Grills Clean		No		HVAC Return Grills Clean Yes
Walls Clean		Yes	Inside of Supply Duct Clean		Yes		Inside of Return Duct Clean No
Flooring Clean		No	Ceiling at Supply Grills Clean		No		
Room Surfaces Clean		Yes					
Trash Removed		Yes	Exhaust Fans Working		Yes		Unapproved Chemicals / Cleaners in Room No
Signs of Pests		No	Drain Traps Wet		No		Air Fresheners in Room No
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			BARD Q-Tec in room			Mechanical Room Clean N/A	
Filters Installed Properly		N/A	Filters Clean		N/A		Inside of HVAC Unit Clean N/A
Condensate Pan Clean		N/A	Cooling Coil Clean		N/A		
Fresh Air Intake Location			Outside of Room ▼			Fresh Air Intake Free of Obstruction Yes	
Pollutant Sources Near Air Intake			None ▼				

Observations

Floor in server closet is dirty. North and east wall under windows is wet. Tackboard on west wall (share with 852).

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean and sanitize flooring	▼
Clean Supply Grills with Wexcide	▼
Clean ceilings around HVAC supply grills	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Remove and replace wall material as needed	▼
Evaluate and repair cause of water damaged wall material	▼
Clean HVAC Return	▼
Repair HVAC to Reduce Humidity Levels	▼
	▼
	▼
	▼

IAQ Assessment

Davie Elem.

Evaluation Date January 20, 2017

Time of Day 11:15

Outdoor Conditions Temperature 77.6 Relative Humidity 60.5 Ambient CO2 462

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
851	73.6	72 - 78	47.0	30% - 60%	1866	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		No		No		
Walls	Drywall/Tackboard		Yes		No		under windows
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean	Yes		HVAC Supply Grills Clean		Yes		HVAC Return Grills Clean Yes
Walls Clean	Yes		Inside of Supply Duct Clean		Yes		Inside of Return Duct Clean No
Flooring Clean	No		Ceiling at Supply Grills Clean		Yes		
Room Surfaces Clean	Yes		Exhaust Fans Working		Yes		Unapproved Chemicals / Cleaners in Room No
Trash Removed	Yes		Drain Traps Wet		No		Air Fresheners in Room No
Signs of Pests	No		Food if Stored in Room is in Sealed Containers		N/A		
Room Cluttered	Yes						
Mechanical Equipment Location	BARD Q-Tec in room					Mechanical Room Clean	N/A
Filters Installed Properly	N/A		Filters Clean		N/A		Inside of HVAC Unit Clean N/A
Condensate Pan Clean	N/A		Cooling Coil Clean		N/A		
Fresh Air Intake Location	Outside of Room ▼					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None ▼						

Observations

East wall under windows is wet.

- Corrective Actions to be Completed by Site Based Staff**
- | | |
|--|---|
| Thoroughly clean and sanitize flooring | ▼ |
| Clean Supply Grills with Wexcide | ▼ |
| Clean ceilings around HVAC supply grills | ▼ |
| Encourage occupant to reduce clutter | ▼ |
| | ▼ |
| | ▼ |
| | ▼ |
| | ▼ |

- Corrective Actions to be Completed by PPO**
- | | |
|--|---|
| Remove and replace wall material as needed | ▼ |
| Evaluate and repair cause of water damaged wall material | ▼ |
| Clean HVAC Return | ▼ |
| Repair HVAC to reduce CO2 | ▼ |
| | ▼ |
| | ▼ |
| | ▼ |

IAQ Assessment

Davie Elem.

Evaluation Date January 20, 2017

Time of Day 11:15

Outdoor Conditions Temperature 77.6 Relative Humidity 60.5 Ambient CO2 462

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
852	71.3	72 - 78	61.2	30% - 60%	454	MAX 700 > Ambient	1
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		No		No		2 CT at seam (center of room)
Walls	Drywall/Tackboard		Yes		No		under windows
Floor	12" x 12" Vinyl		No		No		

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

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

Mechanical Equipment Location	BARD Q-Tec in room	Mechanical Room Clean	N/A
Filters Installed Properly	N/A	Filters Clean	N/A
Condensate Pan Clean	N/A	Cooling Coil Clean	N/A
		Inside of HVAC Unit Clean	N/A

Fresh Air Intake Location	Outside of Room ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None ▼		

Observations

West wall under windows is wet.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean and sanitize flooring	▼
Clean Supply Grills with Wexcide	▼
Clean ceilings around HVAC supply grills	▼
Encourage occupant to reduce clutter	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Remove and replace wall material as needed	▼
Evaluate and repair cause of water damaged wall material	▼
Clean HVAC Return	▼
Remove and replace stained ceiling tiles	▼
Evaluate and repair cause of stained ceiling tile	▼
Repair HVAC to Reduce Humidity Levels	▼
	▼

IAQ Assessment

Davie Elem.

Evaluation Date January 20, 2017

Time of Day 11:15

Outdoor Conditions Temperature 77.6 Relative Humidity 60.5 Ambient CO2 462

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
853	71.3	72 - 78	62.7	30% - 60%	996	MAX 700 > Ambient	0
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
Yes		No		No		under windows	
2' X 4' Lay in		Yes		No		12" x 12" Vinyl	
No		No		No		No	
Ceiling Clean	Yes	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	Yes		
Walls Clean	Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	No		
Flooring Clean	No	Ceiling at Supply Grills Clean	No				
Room Surfaces Clean	No						
Trash Removed	Yes	Exhaust Fans Working	Yes	Unapproved Chemicals / Cleaners in Room	No		
Signs of Pests	No	Drain Traps Wet	No	Air Fresheners in Room	Yes		
Room Cluttered	No	Food if Stored in Room is in Sealed Containers	N/A				
Mechanical Equipment Location	BARD Q-Tec in room				Mechanical Room Clean	N/A	
Filters Installed Properly	N/A	Filters Clean	N/A	Inside of HVAC Unit Clean	N/A		
Condensate Pan Clean	N/A	Cooling Coil Clean	N/A				
Fresh Air Intake Location	Outside of Room ▼				Fresh Air Intake Free of Obstruction	Yes	
Pollutant Sources Near Air Intake	None ▼						

Observations

West wall under windows is wet.

Outlet "Ionizer" present

- Corrective Actions to be Completed by Site Based Staff**
- | | |
|--|---|
| Thoroughly clean and sanitize flooring | ▼ |
| Clean Supply Grills with Wexcide | ▼ |
| Clean ceilings around HVAC supply grills | ▼ |
| Thoroughly clean horizontal surfaces | ▼ |
| Remove plug-in/outlet ionizer | ▼ |
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| | ▼ |

- Corrective Actions to be Completed by PPO**
- | | |
|--|---|
| Remove and replace wall material as needed | ▼ |
| Evaluate and repair cause of water damaged wall material | ▼ |
| Clean HVAC Return | ▼ |
| Repair HVAC to Reduce Humidity Levels | ▼ |
| | ▼ |
| | ▼ |
| | ▼ |