

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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March 27, 2018

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 March 26, 2018, 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.

AW:lb

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 Elementary

 Evaluation Date March 26, 2018

 Time of Day 1015

 Outdoor Conditions Temperature 82.1

 Relative Humidity 59.7

 Ambient CO2 407

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
850	69.5	72 - 78	62.8	30% - 60%	433	MAX 700 > Ambient	
Noticeable Odor 		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' X 4' Lay in		Yes	No	1 stained CT Wside		
Walls	Drywall		Yes	No	prev. water damaged under CT		
Floor	12" x 12" Vinyl		No	No			
Ceiling Clean	Yes	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	No		
Walls Clean	Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	No		
Flooring Clean	Yes	Ceiling at Supply Grills Clean	Yes				
Room Surfaces Clean	Yes						
Trash Removed	Yes	Exhaust Fans Working	Yes	Unapproved Chemicals / Cleaners in Room		No	
Signs of Pests	No	Drain Traps Wet	Yes	Air Fresheners in Room		No	
Room Cluttered	Yes	Food if Stored in Room is in Sealed Containers	N/A				
Mechanical Equipment Location	Bard like HVAC system in classroom				Mechanical Room Clean	N/A	
Filters Installed Properly	Yes	Filters Clean	Yes	Inside of HVAC Unit Clean		No	
Condensate Pan Clean	N/A	Cooling Coil Clean	Yes				
Fresh Air Intake Location	Behind Bard unit/Exterior wall			▼	Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake	No			▼			

Observations

Classroom, being used for storage. Server is present at back corner of classroom. Server has moderate dust layer, needs cleaning. Lots of cardboard boxes stored in room and restroom.

One stained ceiling tile is present adjacent to the restroom on the wall adjoining FISH 852. Drywall above CT grid has microbial growth, but is dry. There is evidence of past water intrusion on wall under this area.

HVAC supply grills have dust behind, need to be removed and cleaned. HVAC return grill and inside of unit are dusty. Doors were recently open during floor cleaning resulting in slightly elevated Relative Humidity.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean horizontal/vertical surfaces,	▼
including server tower and book cases	▼
	▼
Clean HVAC Return Grill with Wexcide	▼
Remove cardboard boxes	▼
Dust on blinds & window sills, clean appropriately	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Remove and Clean HVAC supply grills	▼
Clean entire HVAC system - unit	▼
Set Temperature to 72 - 78 degrees	▼
Evaluate and repair cause of water damaged	▼
ceiling material/ceiling tile	▼
Remove and replace ceiling material as needed	▼
Caulk roof seam	▼
Check RH after cleaning inside of unit	▼

IAQ Assessment

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Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
852	72.3	72 - 78	57.6	30% - 60%	442	MAX 700 > Ambient	0	
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected		
Yes		No		No		1 stained CT Wside		
Ceiling	2' X 4' Lay in		No	No		prev. water damaged under CT		
Walls	Drywall		Yes	No				
Floor	12" x 12" Vinyl		No	No				
Ceiling Clean	Yes		HVAC Supply Grills Clean	No		HVAC Return Grills Clean	No	
Walls Clean	Yes		Inside of Supply Duct Clean	Yes		Inside of Return Duct Clean	No	
Flooring Clean	Yes		Ceiling at Supply Grills Clean	Yes				
Room Surfaces Clean	Yes							
Trash Removed	Yes		Exhaust Fans Working	Yes		Unapproved Chemicals / Cleaners in Room	No	
Signs of Pests	No		Drain Traps Wet	Yes		Air Fresheners in Room	No	
Room Cluttered	Yes		Food if Stored in Room is in Sealed Containers	N/A				
Mechanical Equipment Location	Bard like HVAC system in classroom					Mechanical Room Clean	N/A	
Filters Installed Properly	Yes		Filters Clean	Yes		Inside of HVAC Unit Clean	No	
Condensate Pan Clean	N/A		Cooling Coil Clean	Yes				
Fresh Air Intake Location	Behind Bard unit/Exterior wall ▼					Fresh Air Intake Free of Obstruction	Yes	
Pollutant Sources Near Air Intake	No ▼							

Observations

Room is cluttered, personal items and not SBBC carpets. Fabric personal items should be removed for cleaning. Stuffed animals and air fresheners should be removed. Dust layer on window sills and blinds. HVAC supply grills have dust behind, need to be removed and cleaned. HVAC return grill and inside of unit are dusty. No stained ceiling tiles, but evidence of water damaged drywall near the area in FISH 850. Drywall above CT grid has microbial growth, but is dry.

Corrective Actions to be Completed by Site Based Staff

Room to cluttered to clean properly	▼
Encourage occupant to reduce clutter	▼
Remove stuffed animals as source of allergens	▼
Remove air fresheners	▼
Thoroughly clean horizontal surfaces	▼
Dust on blinds & window sills, clean appropriately	▼
Clean HVAC Return Grill with Wexcide	▼
	▼

Corrective Actions to be Completed by PPO

Remove and Clean HVAC supply grills	▼
Clean entire HVAC system - unit	▼
	▼
Evaluate and repair cause of water damaged ceiling material/ceiling tile	▼
Remove and replace ceiling material as needed	▼
Caulk roof seam	▼
	▼

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Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected		
No		No		No				
Ceiling	2' X 4' Lay in		No	No				
Walls	Drywall		Yes	No				
Floor	12" x 12" Vinyl		No	No				
Ceiling Clean	Yes		HVAC Supply Grills Clean	No		HVAC Return Grills Clean	No	
Walls Clean	Yes		Inside of Supply Duct Clean	Yes		Inside of Return Duct Clean	No	
Flooring Clean	Yes		Ceiling at Supply Grills Clean	Yes				
Room Surfaces Clean	Yes							
Trash Removed	Yes		Exhaust Fans Working	Yes		Unapproved Chemicals / Cleaners in Room	No	
Signs of Pests	No		Drain Traps Wet	Yes		Air Fresheners in Room	No	
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Mechanical Equipment Location	Bard like HVAC system in classroom					Mechanical Room Clean	N/A	
Filters Installed Properly	Yes		Filters Clean	Yes		Inside of HVAC Unit Clean	No	
Condensate Pan Clean	N/A		Cooling Coil Clean	Yes				
Fresh Air Intake Location	Behind Bard unit/Exterior wall ▼					Fresh Air Intake Free of Obstruction	Yes	
Pollutant Sources Near Air Intake	No ▼							

Observations

HVAC supply grills have dust behind, need to be removed and cleaned. HVAC return grill and inside of unit are dusty.

Doors were recently open during floor cleaning resulting in slightly elevated Relative Humidity.

Corrective Actions to be Completed by Site Based Staff

Remove cardboard boxes	▼
Dust on blinds & window sills, clean appropriately	▼
Thoroughly clean horizontal surfaces including sides of book cases and lower corners of wall at floor	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Remove and Clean HVAC supply grills	▼
Clean entire HVAC system - unit	▼
Set Temperature to 72 - 78 degrees	▼
Check RH after cleaning inside of unit	▼
	▼
	▼
	▼