

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

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February 23, 2017

Signature on File

TO: Marina Rashid, Principal
Driftwood Elementary

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
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On February 22, 2017, I conducted an assessment at **Driftwood 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: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

Driftwood Elementary

Evaluation Date February 22, 2017

Time of Day 11:55

Outdoor Conditions Temperature 67.1

Relative Humidity 99.8

Ambient CO2 570

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
100C	70.3	72 - 78	73.8	30% - 60%	829	MAX 700 > Ambient	0
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	Homasote / Tackboard		No	No			
Floor	12" x 12" Vinyl		No	No			

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

Mechanical Equipment Location	In classroom HVAC unit			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	Thru exterior wall, back of unit ▼			Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No ▼				

Observations

Teacher complains there is mold in the room.
 Two AC wall units in Portable. Only one operational. HVAC set & locked at 75 degrees.
 A musty odor was observed upon entry. No walls or ceilings were wet.
 Some rusting (historical) on metal frame around lights

Corrective Actions to be Completed by Site Based Staff

Vacuum & apply Wexcide to A/C unit grills and interior of unit during next filter change	▼
Remove Air Freshener	▼
Dust on blinds, clean appropriately	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to Reduce Humidity Levels	▼
Set Temperature to 72 - 78 degrees	▼
Evaluate HVAC operation / controls	▼
Caulk around HVAC unit	▼
	▼
	▼
	▼

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885C	73.3	72 - 78	76.3	30% - 60%	506	MAX 700 > Ambient	0
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes		No		1 ceiling panel
Walls	Homasote / Tackboard		No		No		
Floor	12" x 12" Vinyl		No		No		

Ceiling Clean	Yes	HVAC Supply Grills Clean	N/a	HVAC Return Grills Clean	N/a
Walls Clean	Yes	Inside of Supply Duct Clean	N/A	Inside of Return Duct Clean	N/A
Flooring Clean	Yes	Ceiling at Supply Grills Clean	N/a		
Room Surfaces Clean	Yes				

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Pollutant Sources Near Air Intake	No ▼				

Observations

Teacher complains there is mold in the room.
 Two AC wall units in Portable. Only one operational. HVAC set & locked at 75 degrees.
 A musty odor was observed upon entry. No walls or ceilings were wet.
 Metal window blinds have dust layer.

Corrective Actions to be Completed by Site Based Staff

Vacuum & apply Wexcide to A/C unit grills and interior of unit during next filter change	▼
Dust on blinds, clean appropriately	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to Reduce Humidity Levels	▼
Repair Cause of Stained Ceiling Tiles	▼
Install new ceiling tile upon repair	▼
Replace ceiling insulation as needed	▼
Clean both window unit coils	▼
	▼
	▼
	▼

