

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

FACSIMILE: (754) 321-4285

August 15, 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

For Custodial Supervisor Use Only

Custodial Issues Addressed

Custodial Issues Not Addressed

On August 14, 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: 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

Driftwood Elementary

Evaluation Date August 14, 2017

Time of Day 12:05 PM

Outdoor Conditions Temperature 93.1 Relative Humidity 62.9 Ambient CO2 462

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
P68	88.8	72 - 78	47.3	30% - 60%	NA	MAX 700 > Ambient	1	
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	Homasote		Yes		No		bubbling material, no stains	
Walls	Homasote		Yes		Yes		~4x12' panel under West A/C	
Floor	Sheet Vinyl		No		No			
Ceiling Clean		Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		No
Walls Clean		No	Inside of Supply Duct Clean		No	Inside of Return Duct Clean		No
Flooring Clean		Yes	Ceiling at Supply Grills Clean		No			
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		Yes	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location			Window unit			Mechanical Room Clean		N/A
Filters Installed Properly		Yes	Filters Clean		No	Inside of HVAC Unit Clean		No
Condensate Pan Clean		N/A	Cooling Coil Clean		N/A			
Fresh Air Intake Location			Thru exterior wall ▼			Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake			No ▼					

Observations

Wall A/C on WEST side is not operating properly; freezing and dripping water to interior wall. Wall bubbling, moldy in area approximately 4-6 feet wide from floor to ceiling. Includes floor bookshelves. Previous WORK ORDERS called in by HFSP for this repair since May 2017 (J810747, J811154, J841615, J821893, J814614) and not completed.

EAST A/C outlet not operating; needs correct outlet.

Corrective Actions to be Completed by Site Based Staff

	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Remove & Replace water damaged wall material (under & around WEST A/C, Floor to ceiling)	▼
Replace outlet for EAST AC	▼
Set Temperature to 72 - 78 degrees	▼
	▼
	▼
	▼
	▼

IAQ Assessment

Driftwood Elementary

 Evaluation Date August 14, 2017

 Time of Day 12:05 PM

 Outdoor Conditions Temperature 93.1

 Relative Humidity 62.9

 Ambient CO2 462

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
P312	74.3	72 - 78	45.6	30% - 60%	1003	MAX 700 > Ambient	1
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	Homasote		Yes		Yes		~4x12' panel by North A/C
Walls	Homasote		No		No		
Floor	Sheet Vinyl		No		No		
Ceiling Clean	No	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		No
Walls Clean	Yes	Inside of Supply Duct Clean		No	Inside of Return Duct Clean		No
Flooring Clean	Yes	Ceiling at Supply Grills Clean		No			
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	Yes	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location	Window unit					Mechanical Room Clean	N/A
Filters Installed Properly	Yes	Filters Clean		No	Inside of HVAC Unit Clean		No
Condensate Pan Clean	N/A	Cooling Coil Clean		N/A			
Fresh Air Intake Location	Thru exterior wall ▼					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No ▼						

Observations

Odor in the room; observed likely from homasote building materials. AC on NORTH side supply vents were directed up and blowing onto homasote ceiling. Staining and bubbling observed in ~4 x 12' area in front of NORTH A/C. Likely result of AC directed on building material, but roof needs to be checked prior to build back as HFSP identified that this area has been replaced previously. Clutter/Storage of materials recently approved for removal.

Corrective Actions to be Completed by Site Based Staff

Vacuum/wexside window unit interior/grills	▼
Remove and replace A/C Filters	▼
Remove storage from room/intended use only	▼
Encourage occupant to reduce clutter	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Remove and replace water damaged ceiling material	▼
Evaluate and repair cause of stained ceiling; i.e. check roof, repair AC vent to not blow up	▼
	▼
	▼
	▼
	▼