

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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May 25, 2017

Signature on File

TO: Christine de Zayas, Principal
Eagle Point 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 May 24, 2017, I conducted an assessment at Eagle Point 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
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

Eagle Point Elementary

 Evaluation Date May 24, 2017

 Time of Day 1150

 Outdoor Conditions Temperature 95.3

 Relative Humidity 51.5

 Ambient CO2 449

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
126	76.4	72 - 78	61.7	30% - 60%	861	MAX 700 > Ambient	~6
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Ceiling		Ceiling		Ceiling	
Walls		Walls		Walls		Walls	
Floor		Floor		Floor		Floor	
Ceiling Clean		HVAC Supply Grills Clean		HVAC Return Grills Clean			
Walls Clean		Inside of Supply Duct Clean		Inside of Return Duct Clean			
Flooring Clean		Ceiling at Supply Grills Clean					
Room Surfaces Clean							
Trash Removed		Exhaust Fans Working		Unapproved Chemicals / Cleaners in Room			
Signs of Pests		Drain Traps Wet		Air Fresheners in Room			
Room Cluttered		Food if Stored in Room is in Sealed Containers					
Mechanical Equipment Location			Mechanical Room Clean				
Filters Installed Properly		Filters Clean		Inside of HVAC Unit Clean			
Condensate Pan Clean		Cooling Coil Clean					
Fresh Air Intake Location			Fresh Air Intake Free of Obstruction				
Pollutant Sources Near Air Intake							

Observations

Main cafeteria and hallway (126J). Noticeably warmer than cafeteria/auditorium area (118/116). Dust present in gaps btwn light covers and surrounding frame. Dust on vent covers and seams at ceiling vent hood and on back side of oven and other equipment. Trash including cardboard not removed at time of inspection, but reportedly removed each afternoon/night. No buildup of trash observed.

Corrective Actions to be Completed by Site Based Staff

Clean dust from ceilings (lights)	▼
Floor needs sweep/vacuum in tight spots	▼
Remove return & supply grills and vacuum	▼
Clean Return & Supply Grills with Wexcide	▼
Remove items stored in mechanical rooms	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate hood vent supply/exhaust operation	▼
Repair HVAC to Reduce Humidity Levels	▼
Evaluate HVAC coil for cleaning	▼
	▼
	▼
	▼
	▼

IAQ Assessment

Eagle Point Elementary

Evaluation Date May 24, 2017

Time of Day 1150

Outdoor Conditions Temperature 95.3

Relative Humidity 51.5

Ambient CO2 449

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
126C	75.4	72 - 78	56.2	30% - 60%	1120	MAX 700 > Ambient	0
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	Drywall		No		No		
Walls	Drywall/Ceramic tile		No		No		
Floor	Quarry Tile		No		No		

Ceiling Clean	Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
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	Yes		
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	Yes	Air Fresheners in Room	No
Room Cluttered	No	Food if Stored in Room is in Sealed Containers	Yes		

Mechanical Equipment Location	FISH 124 (2 UNITS)		Mechanical Room Clean	Yes	
Filters Installed Properly	Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean	Yes	Cooling Coil Clean	No		

Fresh Air Intake Location	Roof top ▼	Fresh Air Intake Free of Obstruction	N/A
Pollutant Sources Near Air Intake	Not readily accessible ▼		

Observations

Dry Storage.
 spotty growth/dust reportedly cleaned by HFSP prior to our inspection. Room generally clean with canned food, and items stored in plastic bins and on metal sheet pans. Carbon Dioxide reading nearing the high range with no people occupying the space.

Corrective Actions to be Completed by Site Based Staff

Clean dust from ceilings (lights)	▼
Floor needs sweep/vacuum in tight spots	▼
Remove return & supply grills and vacuum	▼
Clean Return & Supply Grills with Wexcide	▼
Remove items stored in mechanical rooms	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to Reduce CO2 Levels	▼
Evaluate fresh air damper at HVAC	▼
Evaluate HVAC coil for cleaning	▼
	▼
	▼
	▼
	▼