

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

FACSIMILE: (754) 321-4285

January 19, 2018

Signature on File

TO: Robert Becker, Principal
Embassy Creek 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 January 18, 2018, I conducted an assessment at **Embassy Creek 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

Embassy Creek Elementary

 Evaluation Date January 18, 2018

 Time of Day 11:20 AM

 Outdoor Conditions Temperature 62.9

 Relative Humidity 47.0

 Ambient CO2 428

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
204	71.1	72 - 78	52.5	30% - 60%	1184	MAX 700 > Ambient	16
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes		No		
Walls	Plaster/Tack Board		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 Yes
Flooring Clean		Yes	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		Yes		Air Fresheners in Room No
Room Cluttered		Yes	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location		FISH 206				Mechanical Room Clean No	
Filters Installed Properly		Yes	Filters Clean		Yes		Inside of HVAC Unit Clean Yes
Condensate Pan Clean		Yes	Cooling Coil Clean		Yes		
Fresh Air Intake Location		Roof top ▼				Fresh Air Intake Free of Obstruction No	
Pollutant Sources Near Air Intake		Not readily accessible ▼					

Observations

Tackboard walls on plaster on north facing wall. HFSP reports no sun on this wall causing wall to be colder than other walls in building. No wet readings in tackboard, but some damage to plaster walls/peeling paint in closet (204B). In addition, stained ceiling tile in closet. Plaster (J844495) and flooring at windows on east wall show signs of continual water damage from leaking windows. Upper portion of door frame is rusted through (J817771). Lower cubbies and counter have moderate dust layer. Cardboard boxes and other misc. papers throughout room.

Corrective Actions to be Completed by Site Based Staff

Clean dust from ceiling tiles or replace	▼
Clean Supply & Return Grills with Wexcide	▼
Remove and replace stained ceiling tile (204B)	▼
Thoroughly clean horizontal surfaces (lower)	▼
Remove cardboard boxes	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tile	▼
Install new ceiling tile upon repair, cuts needed	▼
Evaluate and repair cause of water damaged wall & floor materials	▼
Remove and replace wall & floor materials	▼
Remove tackboard wall material as needed	▼
	▼
	▼

IAQ Assessment

Embassy Creek Elementary

 Evaluation Date January 18, 2018

 Time of Day 11:20 AM

 Outdoor Conditions Temperature 62.9

 Relative Humidity 47.0

 Ambient CO2 428

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
221	67.9	72 - 78	55	30% - 60%	1414	MAX 700 > Ambient	16
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes		No		
Walls	Plaster/Tack Board		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 Yes
Flooring Clean		Yes	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		Yes		Air Fresheners in Room No
Room Cluttered		Yes	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location		FISH 223				Mechanical Room Clean No	
Filters Installed Properly		No	Filters Clean		Yes		Inside of HVAC Unit Clean Yes
Condensate Pan Clean		Yes	Cooling Coil Clean		Yes		
Fresh Air Intake Location		Roof top ▼				Fresh Air Intake Free of Obstruction No	
Pollutant Sources Near Air Intake		Not readily accessible ▼					

Observations

Tackboard walls on plaster on north facing wall. HFSP reports no sun on this wall causing wall to be colder than other walls in building. Wet readings in tackboard and upper corner of closet (221B) plaster wall is water damaged. In addition, stained ceiling tiles in classroom, reportedly from after Hurricane (J830002). Plaster (J844977) on left side of window bank on East wall shows cracking and continual water damage from leaking windows. Lower cubbies and counter have moderate dust layer. Cardboard boxes and other misc. papers throughout room.

Corrective Actions to be Completed by Site Based Staff

Clean dust from ceiling tiles or replace	▼
Clean Supply & Return Grills with Wexcide	▼
Remove and replace stained ceiling tile(s) (F-221)	▼
Thoroughly clean horizontal surfaces (lower)	▼
Remove cardboard boxes	▼
Reduce amount of decorative paper covering on walls	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tile	▼
Install new ceiling tile upon repair, cuts needed	▼
Evaluate and repair cause of water damaged wall materials	▼
Remove and replace wall materials	▼
Remove tackboard wall material as needed	▼
	▼
	▼