

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

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March 21, 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 March 20, 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:lb
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

Multiple Room IAQ Assessment

Embassy Creek Elementary School

Evaluation Date March 20, 2018

Time of Day 1025

Outdoor Conditions Temperature 81.4

Relative Humidity 79.9

Ambient CO2 430

FISH	Temperature	Range	Relative Humidity	Range	CO2	Range
101S	70.3	72 - 78	75.8	30% - 60%	698	MAX 700 > Ambient
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		No	No		
Floor	Carpet		No	No		

Spotty growth previously on metal doors and on some walls in various locations within spaces.

Hallway is similar or cooler than offices depending on the number of people present and if door is closed or open.

Entry side of the office (Bldg 1) is slightly warmer with higher relative humidity than office side evaluated. (Temp - 70.9; RH - 81.1%; CO2- 710).

FISH	Temperature	Range	Relative Humidity	Range	CO2	Range
101T	70.3	72 - 78	77.5	30% - 60%	964	MAX 700 > Ambient
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
No		Yes		No		1 stained near window
Ceiling	2' X 4' Lay in		Yes	No	1 stained near window	
Walls	Drywall		No	No		
Floor	Carpet		No	No		

Resource officer's office. Large diamond shaped window, no wet materials or signs of previously wet.

Hallway is similar or cooler than offices depending on the number of people present and if door is closed or open.

Entry side of the office (Bldg 1) is slightly warmer with higher relative humidity than office side evaluated. (Temp - 70.9; RH - 81.1%; CO2- 710).

FISH	Temperature	Range	Relative Humidity	Range	CO2	Range
101V	68.9	72 - 78	78.8	30% - 60%	694	MAX 700 > Ambient
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		No	No		
Floor	Carpet		No	No		

Hallway is similar or cooler than offices depending on the number of people present and if door is closed or open.

Entry side of the office (Bldg 1) is slightly warmer with higher relative humidity than office side evaluated. (Temp - 70.9; RH - 81.1%; CO2- 710).

Multiple Room IAQ Assessment

Embassy Creek Elementary School

Evaluation Date March 20, 2018

Time of Day 1025

Outdoor Conditions Temperature 81.4 Relative Humidity 79.9 Ambient CO2 430

FISH	Temperature	Range	Relative Humidity	Range	CO2	Range
101W	70.5	72 - 78	77.0	30% - 60%	762	MAX 700 > Ambient
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in	No		No		
Walls	Drywall	No		No		
Floor	Carpet	No		No		

Entry side of the office (Bldg 1) is slightly warmer with higher relative humidity than office side evaluated. (Temp - 70.9; RH - 81.1%; CO2- 710).

FISH	Temperature	Range	Relative Humidity	Range	CO2	Range
101X	70.1	72 - 78	77.3	30% - 60%	718	MAX 700 > Ambient
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in	No		No		
Walls	Drywall	No		No		
Floor	Carpet	No		No		

Entry side of the office (Bldg 1) is slightly warmer with higher relative humidity than office side evaluated. (Temp - 70.9; RH - 81.1%; CO2- 710).

FISH	Temperature	Range	Relative Humidity	Range	CO2	Range
101Z	72.1	72 - 78	76.1	30% - 60%	832	MAX 700 > Ambient
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	Drywall	No		No		
Walls	Drywall	No		No		
Floor	12" x 12" Vinyl	No		No		

No supply or return vents in this space. Used for storage. Minimal interior spotty growth observed, mostly observed on outside of metal door adjacent to air conditioned hallway.

Entry side of the office (Bldg 1) is slightly warmer with higher relative humidity than office side evaluated. (Temp - 70.9; RH - 81.1%; CO2- 710).

Multiple Room IAQ Assessment

Embassy Creek Elementary School

Evaluation Date

Time of Day

Corrective Actions to be Completed by Site Based Staff

Dust ceilings around HVAC supply grills	▼
OR replace ceiling tiles	▼
Room to cluttered to clean properly	▼
Encourage occupant to reduce clutter	▼
Remove cardboard boxes	▼
Store items in plastic containers with lids	▼
Clean dust from wall surfaces on a schedule	▼
Thoroughly clean horizontal surfaces	▼
Clean entire bookcase with wexcide	▼
Clean Supply Grills with Wexcide	▼
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	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Repair HVAC to Reduce Humidity Levels	▼
Set Temperature to 72 - 78 degrees	▼
Clean HVAC return grills and drops	▼
Evaluate/Repair HVAC dampers & interlocks	▼
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Corrective Actions to be Completed by EH&S

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Corrective Actions to be Completed by Facilities & Construction

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