

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

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June 20, 2017

Signature on File

TO: Lynn Burgess, Principal
Fox Trail 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 June 20, 2017, I conducted an assessment at **Fox Trail 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

Fox Trail Elementary

Evaluation Date June 19, 2017

Time of Day 1145

Outdoor Conditions Temperature 80.4

Relative Humidity 99.9

Ambient CO2 457

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
164	75.1	72 - 78	57.1	30% - 60%	534	MAX 700 > Ambient	0
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		No		No		
Walls	Drywall		Yes		Yes		~40 SF
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean	Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		Yes
Walls Clean	Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		Yes
Flooring Clean	Yes	Ceiling at Supply Grills Clean		Yes			
Room Surfaces Clean	Yes						
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	No	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location	FISH 163					Mechanical Room Clean	Yes
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	Thru exterior wall ▼					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No ▼						

Observations

Small area of suspect visible mold (SVM) on drywall behind a plastic rolling cabinet and adjacent to sink. Previously initially cleaned by staff with Wexcide. Wall not wet, no plumbing likely in wall. Likely cause of SVM, elevated humidity and plastic/drywall touching and sink drip/overflow. Backsplash at sink easily came off into hand. SVM present behind laminate backsplash. Likely additional damaged drywall behind cabinet.

Corrective Actions to be Completed by Site Based Staff

	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of water damaged	▼
wall material	▼
Remove and replace wall material as needed	▼
adjacent and behind sink cabinet	▼
	▼
	▼
	▼
	▼

IAQ Assessment

Fox Trail Elementary

Evaluation Date

Time of Day

Outdoor Conditions Temperature

Relative Humidity

Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
Bldg80*	<input type="text"/>	72 - 78	<input type="text"/>	30% - 60%	<input type="text"/>	MAX 700 > Ambient	<input type="text"/>
Noticeable Odor		<input type="text"/>	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>		<input type="text"/>
Walls	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>		<input type="text"/>
Floor	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>		<input type="text"/>
Ceiling Clean	<input type="text"/>	HVAC Supply Grills Clean		<input type="text"/>	HVAC Return Grills Clean		<input type="text"/>
Walls Clean	<input type="text"/>	Inside of Supply Duct Clean		<input type="text"/>	Inside of Return Duct Clean		<input type="text"/>
Flooring Clean	<input type="text"/>	Ceiling at Supply Grills Clean		<input type="text"/>			
Room Surfaces Clean	<input type="text"/>						
Trash Removed	<input type="text"/>	Exhaust Fans Working		<input type="text"/>	Unapproved Chemicals / Cleaners in Room		<input type="text"/>
Signs of Pests	<input type="text"/>	Drain Traps Wet		<input type="text"/>	Air Fresheners in Room		<input type="text"/>
Room Cluttered	<input type="text"/>	Food if Stored in Room is in Sealed Containers		<input type="text"/>			
Mechanical Equipment Location	<input type="text"/>					Mechanical Room Clean	<input type="text"/>
Filters Installed Properly	<input type="text"/>	Filters Clean		<input type="text"/>	Inside of HVAC Unit Clean		<input type="text"/>
Condensate Pan Clean	<input type="text"/>	Cooling Coil Clean		<input type="text"/>			
Fresh Air Intake Location	<input style="border-bottom: 1px solid black;" type="text"/>					Fresh Air Intake Free of Obstruction	<input type="text"/>
Pollutant Sources Near Air Intake	<input style="border-bottom: 1px solid black;" type="text"/>						

Observations

* Bldg 80 - North side 1st floor rooms (850, 852, 854, 858, 860, 862)
 Leak appeared under cabinets under windows during large rain event. Cannot access to inspect further. Accessible wall material dry at time of inspection.
 Cause either overflow of roof scupper or backed up condensate line from HVAC.

Corrective Actions to be Completed by Site Based Staff

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Corrective Actions to be Completed by PPO

Evaluate and repair condensate line	▼
Evaluate and repair roof scupper	▼
Remove and replace wall material at window	▼
Remove and replace cabinets	▼
Remove and replace flooring at window area	▼
<input type="text"/>	▼
<input type="text"/>	▼
<input type="text"/>	▼