

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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February 1, 2017

Signature on File

TO: Theresa Bucolo, Principal
Harbordale 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 30, 2017, I conducted an assessment at **Harbordale 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

Harbordale Elementary

Evaluation Date January 30, 2017

Time of Day 12:00

Outdoor Conditions Temperature 67.2 Relative Humidity 52.2 Ambient CO2 445

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
811	71.9	72 - 78	50.1	30% - 60%	898	MAX 700 > Ambient	0
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	Tack Board		Yes	No		~ 1 SF damaged near floor	
Floor	Carpet		Yes	No		~ 8 SF stained, 1 SF wet	

Ceiling Clean	No	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	No	Ceiling at Supply Grills Clean	No		
Room Surfaces Clean	No				

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	FISH 815	Mechanical Room Clean	No
Filters Installed Properly	Yes	Filters Clean	Yes
Condensate Pan Clean	Yes	Cooling Coil Clean	Yes
		Inside of HVAC Unit Clean	Yes

Fresh Air Intake Location	Through Door	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None		

Observations

Two dehumidifiers are present with the room/media center. The dehumidifier drains are piped through the wall, FISH 812 and into custodian closet (FISH 812A). Custodian reports that one of the two dehumidifiers clogged and leaked over the Christmas holiday break. Water reportedly flowed down the wall and onto the carpet in FISH 811 and 812. Tackboard wall is dry. Carpet stained, but mostly dry; one small area approx. 1/2 SF wet. Wood desks dry. Wood shelf supporting dehumidifiers is water damaged, but currently dry.

Corrective Actions to be Completed by Site Based Staff

Clean Supply Grills with Wexcide	▼
Clean ceilings around HVAC supply grills & lights	▼
Thoroughly clean elevated surfaces & books	▼
Thoroughly clean Stained Carpet	▼
Clean interior of Mech Room	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Set Temperature to 72 - 78 degrees	▼
Remove and replace dehumidifier shelf as needed	▼
Evaluate carpet for replacement	▼
Clean HVAC return grills and drops	▼
	▼
	▼
	▼
	▼

