

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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December 6, 2017

Signature on File

TO: Mitshuca Moreau, Principal
Martin Luther King 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 December 5, 2017, I conducted an assessment at **Martin Luther King 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

Multiple Room IAQ Assessment

Martin Luther King Jr. Elem. School

Evaluation Date December 5, 2017

Time of Day 9:40 AM

Outdoor Conditions Temperature 82.2

Relative Humidity 69.4

Ambient CO2 407

Fish # of rooms assessed

FISH 165, 165A, 165B, 165C (Music Room and adjacent storage closets)

Temperature Range in the Rooms Assessed was Between 70.9 And 71.3 Acceptable Range 72 - 78

Relative Humidity Range in the Rooms Assessed was Between 64.5 And 67.3 Acceptable Range 30% - 60%

Co² Range in the Rooms Assessed was between 583 And 663 Acceptable Range MAX 700 > Ambient

Noticeable Odor	Visible water damage / staining?	Visible microbial growth?	Amount of material affected
No			
Ceiling 2' X 4' Lay in	No	No	
Walls Drywall	No	No	
Floor Carpet	No	No	

A couple of ceiling tiles are not positioned in the grid and are sagging down, exposing the plenum space.

Ceiling Clean	Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	N/a
Walls Clean	Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	N/A
Flooring Clean	Yes	Ceiling at Supply Grills Clean	Yes		
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	No	Food if Stored in Room is in Sealed Containers	N/A		

The HFSP identified that some decluttering took place prior to our arrival. Generally, the room is not cluttered at this time; however, there are a number of instruments and items present on the shelves.

Multiple Room IAQ Assessment

Martin Luther King Jr. Elem. School

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Time of Day 9:40 AM

Outdoor Conditions Temperature 82.2

Relative Humidity 69.4

Ambient CO2 407

HVAC System

Mechanical Equipment Location FISH 167

Mechanical Room Clean Yes

Filters Installed Properly Yes

Filters Clean No

Inside of HVAC Unit Clean Yes

Condensate Pan Clean Yes

Cooling Coil Clean Yes

N/A in this section = Not Accessible

Fresh Air Intake Location Exterior Wall ▼

Fresh Air Intake Free of Obstruction Yes

Pollutant Sources Near Air Intake No ▼

Filter had not been changed since March 2017. 4" filter should be checked monthly and at a minimum changed every SIX months. Change our is almost 3 month overdue.

Observations

Occupant reports "mold" on instrument cases and musty odor in closets with doors closed.

White spots observed on one hard instrument case and ~3 fabric instrument cases, and each closet doors. HFSP should have success with wiping areas with Wexcide. Be sure to use disposable/paper towels; only wiping one area per towel as discussed. Small amount of dust behind the supply grill; suggested HFSP try to access and clean with Wexcide.

HVAC filters need to be changed and Relative humidity is elevated in area. No returns are present in the closets. Doors are kept open to main area (FISH 165) to allow for additional ventilation.

Corrective Actions to be Completed by Site Based Staff

Ensure ceiling tiles are installed properly	▼
Thoroughly clean ALL surfaces (doors & shelves)	▼
with Wexcide	▼
Clean behind Supply Grills with Wexcide; if not	▼
successful, call in a Work Order	▼
Remove and replace A/C Filters	▼
Tape and date HVAC filters	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
Evaluate fresh air damper at HVAC; confirm	▼
proper operation when system on and off	▼
Evaluate the HVAC design (no returns in closets)	▼
Evaluate replacing carpet with vinyl tile in closets	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼