

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

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February 5, 2018

Signature on File

TO: Carol Lesser, Principal
Nova Eisenhower 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 February 2, 2018, I conducted an assessment at **Nova Eisenhower Elementary**. 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

Nova Eisenhower Elementary

Evaluation Date February 2, 2018

Time of Day 1:00 PM

Outdoor Conditions Temperature 83.6 Relative Humidity 47.7 Ambient CO2 421

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
134B	71.2	72 - 78	63.0	30% - 60%	897	MAX 700 > Ambient	0
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes		No		
Walls	Plaster		Yes		No		
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean	Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		No
Walls Clean	Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		No
Flooring Clean	Yes	Ceiling at Supply Grills Clean		Yes			
Room Surfaces Clean	Yes						
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			
Mechanical Equipment Location	FISH 140					Mechanical Room Clean	No
Filters Installed Properly	Yes	Filters Clean		No	Inside of HVAC Unit Clean		No
Condensate Pan Clean	Yes	Cooling Coil Clean		Yes			
Fresh Air Intake Location	Roof top ▼					Fresh Air Intake Free of Obstruction	N/A
Pollutant Sources Near Air Intake	Not readily accessible ▼						

Observations

HFSP reports mold on the ceiling. Stained ceiling tile observed toward wall from the supply vent. Supply vent is blowing onto wall. Ceiling tile grid is rusting against exterior wall. Plaster wall is water stained above ceiling tile grid and wet/damaged below grid.

Does not appear that there is a leak from the roof. There are some cracks in the exterior wall. Most likely cause is condensation on wall/ceiling tile from hot exterior wall (sun always shines on) and cold interior wall (supply vent is directly blowing on).

Corrective Actions to be Completed by Site Based Staff

Remove and replace A/C Filters	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tile	▼
Install new ceiling tile upon repair, cuts needed	▼
Repair cause of water damaged wall material	▼
Move location of supply drop and vent	▼
Remove and replace wall material as needed	▼
Clean HVAC return grills and drops	▼
Repair HVAC to Reduce Humidity Levels	▼
Set Temperature to 72 - 78 degrees	▼