

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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October 4, 2017

Signature on File

TO: Oslay Gil, Principal
Riverland 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 October 3, 2017, I conducted an assessment at Riverland 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

IAQ Assessment

Riverland Elementary

 Evaluation Date October 3, 2017

 Time of Day 130

 Outdoor Conditions Temperature 82.4

 Relative Humidity 99.9

 Ambient CO2 457

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
223	70.5	72 - 78	63.2	30% - 60%	533	MAX 700 > Ambient	0
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		No		No		
Walls	Plaster/Tack Board		No		No		
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		No
Flooring Clean	Yes	Ceiling at Supply Grills Clean		Yes			
Room Surfaces Clean	No						
Trash Removed	Yes	Exhaust Fans Working		Yes	Unapproved Chemicals / Cleaners in Room		No
Signs of Pests	No	Drain Traps Wet		No	Air Fresheners in Room		No
Room Cluttered	No	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location	FISH 223C				Mechanical Room Clean		No
Filters Installed Properly	Yes	Filters Clean		Yes	Inside of HVAC Unit Clean		Yes
Condensate Pan Clean	Yes	Cooling Coil Clean		N/A			
Fresh Air Intake Location	Roof top ▼				Fresh Air Intake Free of Obstruction		N/A
Pollutant Sources Near Air Intake	Not readily accessible ▼						

Observations

Slight odor upon entering the room, likely from tackboard walls present on the east and west walls of the classroom. There is some dust on elevated surfaces. Closet reportedly historically had spotty growth on the closet walls. There are cardboard boxes and other various items (reportedly not being utilized) within the closet. The ceiling grid has surface rust in various locations throughout. A/C is dripping inside FISH 223C with a puddle forming below.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean elevated surfaces	▼
Encourage occupant to reduce clutter & remove unused items from closet	▼
Remove cardboard boxes	▼
Clean dust from bookshelf & wall surfaces in closet	▼
	▼
	▼

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	▼
Evaluate/Repair HVAC dampers & exhaust interlocks	▼
Clean HVAC return grills and drops	▼
Clean and/or repair condensate pan/drain	▼
	▼

IAQ Assessment

Riverland Elementary

 Evaluation Date October 3, 2017

 Time of Day 130

 Outdoor Conditions Temperature 82.4

 Relative Humidity 99.9

 Ambient CO2 457

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
780	72.7	72 - 78	55.2	30% - 60%	468	MAX 700 > Ambient	0
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes		No		5 CT, including 4 cuts
Walls	Drywall		Yes		Yes		@ 2 ft from grid x ~18 ft wide
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean		Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean	
Walls Clean		No	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean	
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	
Signs of Pests		No	Drain Traps Wet		Yes	Air Fresheners in Room	
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			Bard like HVAC system outside classroom			Mechanical Room Clean	
Filters Installed Properly		Yes	Filters Clean		Yes	Inside of HVAC Unit Clean	
Condensate Pan Clean		N/A	Cooling Coil Clean		N/A		
Fresh Air Intake Location			Roof topThru exterior wall ▼			Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake			No ▼			Yes	

Observations

Main roof leak between two units (780/781). Water drained into 780 onto drywall, but not on ceiling drywall above drop ceiling. 5 ceiling tiles are stained, 4 CT need cuts. No water damaged material observed in 781. There is a small roof leak on the west side of 780 affecting ~ 2ft high x 3 ft wide from ceiling to just behind bulletin board. Could not confirm wet or dry behind bulletin board. Multiple work orders previously called in for roof leak (H010161, J806699, J821914).

Corrective Actions to be Completed by Site Based Staff

Remove and replace stained ceiling tile	▼
Remove and replace A/C Filters following repairs	▼
Clean HVAC Return Grill with Wexcide	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tile	▼
Install new ceiling tile upon repair, cuts needed	▼
Evaluate and repair cause of water damaged wall material	▼
Remove and replace wall material as needed	▼
	▼
	▼
	▼