

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

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December 14, 2017

Signature on File

TO: Erik Anderson, Principal
Tropical 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 13, 2017, I conducted an assessment at **Tropical 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

Tropical Elem. School

Evaluation Date

Time of Day

Outdoor Conditions Temperature

Relative Humidity

Ambient CO2

Fish # of rooms assessed

Temperature Range in the Rooms Assessed was Between And Acceptable Range

Relative Humidity Range in the Rooms Assessed was Between And Acceptable Range

Co² Range in the Rooms Assessed was between And Acceptable Range

Noticeable Odor	Visible water damage / staining?	Visible microbial growth?	Amount of material affected
<input type="text" value="No"/>			
Ceiling <input type="text" value="2' X 4' Lay in"/>	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text"/>
Walls <input type="text" value="Drywall/Tackboard"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Floor <input 12"="" type="text" value="12" vinyl"="" x=""/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>

FISH 158: 1 CT, cut tile around speaker
FISH 156: 1 CT stained, needs to be changed

Ceiling Clean <input type="text" value="Yes"/>	HVAC Supply Grills Clean <input type="text" value="No"/>	HVAC Return Grills Clean <input type="text" value="Yes"/>
Walls Clean <input type="text" value="Yes"/>	Inside of Supply Duct Clean <input type="text" value="N/A"/>	Inside of Return Duct Clean <input type="text" value="No"/>
Flooring Clean <input type="text" value="Yes"/>	Ceiling at Supply Grills Clean <input type="text" value="No"/>	
Room Surfaces Clean <input type="text" value="No"/>		

Trash Removed <input type="text" value="Yes"/>	Exhaust Fans Working <input type="text" value="Yes"/>	Unapproved Chemicals / Cleaners in Room <input type="text" value="No"/>
Signs of Pests <input type="text" value="No"/>	Drain Traps Wet <input type="text" value="Yes"/>	Air Fresheners in Room <input type="text" value="No"/>
Room Cluttered <input type="text" value="Yes"/>	Food if Stored in Room is in Sealed Containers <input type="text" value="N/A"/>	

Multiple Room IAQ Assessment

Tropical Elem. School

Evaluation Date December 13, 2017

Time of Day 1205

Outdoor Conditions Temperature 66.4

Relative Humidity 32.8

Ambient CO2 392

HVAC System

Mechanical Equipment Location FISH 121A (penthouse #2 & #5) & 172

Mechanical Room Clean Yes

Filters Installed Properly Yes

Filters Clean No

Inside of HVAC Unit Clean No

Condensate Pan Clean Yes

Cooling Coil Clean No

N/A in this section = Not Accessible

Fresh Air Intake Location Roof top ▼

Fresh Air Intake Free of Obstruction Yes

Pollutant Sources Near Air Intake No ▼

AHU#5 (FISH 121A) - coil very dusty, interior of HVAC dusty. HVAC return grill in FISH 158 alcove near FISH 120 reportedly gets a lot of dust/debris/dirt from continual in and out of doors (PE, access to other buildings). FISH 156 at end of HVAC supply line.

Observations

FISH 143 (homeroom classroom): Very cluttered on counters, upper cabinets, inside cabinets, and closet. Floor has lots of paper debris.

FISH 156 (science): Somewhat cluttered. Science projects, used and unused aquariums and other supplies on counters, tables, and bookshelves. Occupant reports, no window, but will open door sometimes to vent science projects.

FISH 178 (art): Lots of supplies, but organized, and very low dust observed.

FISH 115 (music): Teacher mainly utilizes the front portion of the room and the closet at the back for instrument storage. Lots of surface area/desks at rear of room. Light dust layer, needs more frequent dusting. Closet is cluttered and has light dust layer.

Corrective Actions to be Completed by Site Based Staff

Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
Thoroughly clean elevated & horizontal surfaces	▼
Room too cluttered to clean properly (143/156)	▼
Encourage occupant to reduce clutter (143)	▼
Remove cardboard boxes	▼
Store items in plastic containers with lids	▼
Clean Supply Grills with Wexcide	▼
Ensure Doors And Windows Remain Closed	▼
Remove And Replace A/c Filters	▼
Tape And Date Hvac Filters	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Clean HVAC coil (#5 FISH 121A)	▼
Clean all HVAC return grills and drops	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼