

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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January 19, 2016 Signature on File

TO: Melissa Geraine, Principal
 Westchester Elementary

FROM: Daniel Meyer, 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 15, 2016, I conducted an assessment at **Westchester 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.

- 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
 Rich Volipi, Supervisor II Custodial
 Mark Murray, Supervisor II Custodial
 Sam Bays, Director, Maintenance Operations
 Kurt Wirz, Area Manager Trades

DM/je
Enc.

IAQ Assessment

Westchester Elementary

Evaluation Date January 15, 2016

Time of Day 10:30 AM

Outdoor Conditions Temperature 76.3

Relative Humidity 88.8

Ambient CO2 410

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
863	74.4	72 - 78	68.4	30% - 60%	835	MAX 700 > Ambient	23	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' X 4' Lay in		Yes		Yes		2 X 2 above ceiling	
Walls	Drywall		Yes		N/A		UNK	
Floor	12" x 12" Vinyl		No		No			
Ceiling Clean		Yes	HVAC Supply Grills Clean		No	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		No			
Room Surfaces Clean		No						
Trash Removed		Yes	Exhaust Fans Working		Yes	Unapproved Chemicals / Cleaners in Room		No
Signs of Pests		No	Drain Traps Wet		Yes	Air Fresheners in Room		No
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location			Bard like HVAC system in classroom			Mechanical Room Clean		N/A
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			Behind Bard unit/Exterior wall ▼			Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake			No ▼					

Observations

Roof leak in NW corner of modular. Spotty microbial growth on wall under the leaking roof. Drywall is wet and should be removed and inspected. Both Supply and Return grills need to be cleaned. Ceiling tiles around supply grills need to be cleaned. Humidity level elevated.

Corrective Actions to be Completed by Site Based Staff

Clean ceilings around HVAC supply grills	▼
Clean HVAC supply and return grills with Wexcide	▼
Clean dust buildup on bookshelves	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair Roof	▼
Remove and replace drywall under roof leak	▼
Evaluate drywall on North wall (West corner)	▼
Clean inside A/C	▼
Repair HVAC to Reduce Humidity Levels	▼
	▼
	▼
	▼