

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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March 30, 2017

Signature on File

TO: Karlton Johnson, Principal
Blanche Ely High

FROM: Alison Witoshynsky, Project Manger
Environmental Health & Safety Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only

Custodial Issues Addressed

Custodial Issues Not Addressed

On March 29, 2017, I conducted an assessment at **Blanche Ely High 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: 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
Mark Murray, Supervisor II Custodial
Sam Bays, Director, Maintenance Operations
Kurt Wirz, Area Manager Trades

IAQ Assessment

Blanche Ely High

Evaluation Date March 29, 2017

Time of Day 11:15 AM

Outdoor Conditions Temperature 81.0 Relative Humidity 62.4 Ambient CO2 450

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
829	73.4	72 - 78	52.3	30% - 60%	752	MAX 700 > Ambient	~20	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' X 4' Lay in		Yes		Yes		4 Ceiling Panels + 1 @ front	
Walls	Drywall		No		No			
Floor	12" x 12" Vinyl		Yes		No		rust from former cabinet	
Ceiling Clean		No	HVAC Supply Grills Clean		No	HVAC Return Grills Clean		No
Walls Clean		No	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		N/A
Flooring Clean		No	Ceiling at Supply Grills Clean		No			
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		Yes	Air Fresheners in Room		No
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location			FISH 834			Mechanical Room Clean		Yes
Filters Installed Properly		No	Filters Clean		No	Inside of HVAC Unit Clean		Yes
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 Accessible ▼					

Observations

Teacher complaining of congestion and other respiratory issues. Protocol not completed by school staff prior to request for IAQ assessment. Four (4) ceiling tiles at back of room very stained and discolored, historic continuing leak from above. Single stained ceiling tile near front of room. Other stained and sagging ceiling tiles and dirty floor in 2nd floor hallway. Only 2" filters utilized at HVAC unit, very dirty and not dated.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean ALL surfaces	▼
Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
Vacuum & Wexside Supply & Return Grills	▼
Clean and Sanitize glass from inside cabinets	▼
Remove and replace A/C Filters	▼
Install and date proper size A/C filters	▼
	▼

Corrective Actions to be Completed by PPO

Remove and replace stained ceiling tiles	▼
in room and adjacent hallway	▼
Install new ceiling tile upon repair, cuts needed	▼
Evaluate and repair cause of stained ceiling tile	▼
	▼
	▼
	▼
	▼