

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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November 20, 2017

Signature on File

TO: Charles Neely, Principal
Cypress Bay High

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

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only

Custodial Issues Addressed

Custodial Issues Not Addressed

On November 16, 2017, I conducted an assessment at **Cypress Bay 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: 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

Cypress Bay High

Evaluation Date November 16, 2017

Time of Day 9:55 AM

Outdoor Conditions Temperature 78.9

Relative Humidity 58.8

Ambient CO2 429

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|-----------------------------------------------------------------|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------|------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------------------------|----------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| Fish | Temperature | Range | Relative Humidity | Range | CO ² | Range | # Occupants |
| 861 | 74.1 | 72 - 78 | 58.1 | 30% - 60% | 664 | MAX 700 > Ambient | 1 |
| Noticeable Odor | | No | Visible water damage / staining? | | Visible microbial growth? | | Amount of material affected |
| Ceiling | 2' X 4' Lay in | | No | | No | | |
| Walls | Drywall | | Yes | | No | | entire N wall & under windows |
| 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 | | 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 | | N/A | 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 | N/A | 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

Entire NORTH Wall is wet, floor to ceiling. Likely above drop ceiling as well, but ceiling tiles not stained/wet. No visible growth. Also, damage to drywall (missing or bubbling paint) on wall and under windows indicating historical water intrusion, but generally not wet at time of assessment. Wet on south side of east window, near exit door. Gutter located on exterior of North wall, may be cause of water intrusion, but need to investigate further as soon as wall is removed.

Corrective Actions to be Completed by Site Based Staff

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|-------------------------------------------------|---|
| Clean dust from ceiling tiles or replace | ▼ |
| Clean HVAC Return Grill with Wexcide | ▼ |
| Thoroughly clean ALL surfaces following repairs | ▼ |
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| | ▼ |

Corrective Actions to be Completed by PPO

| | |
|--------------------------------------------|---|
| Remove and replace wall material as needed | ▼ |
| Evaluate and repair cause of water damaged | ▼ |
| wall material (H010034) | ▼ |
| Clean entire HVAC system, inside unit | ▼ |
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