

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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September 26, 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 September 25, 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 September 25, 2017

Time of Day 1201

Outdoor Conditions Temperature 84.8

Relative Humidity 80.1

Ambient CO2 583

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
P-1233C	74.1	72 - 78	68.9	30% - 60%	1200	MAX 700 > Ambient	4
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	Drywall		Yes		Yes		1 ceiling panel
Walls	Wood Paneling		No		No		
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean		No	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean	
Walls Clean		Yes	Inside of Supply Duct Clean		No	Inside of Return Duct Clean	
Flooring Clean		No	Ceiling at Supply Grills Clean		Yes		
Room Surfaces Clean		No					
Trash Removed		Yes	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room	
Signs of Pests		No	Drain Traps Wet		N/A	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 in classroom			Mechanical Room Clean	
Filters Installed Properly		Yes	Filters Clean		Yes	Inside of HVAC Unit Clean	
Condensate Pan Clean		Yes	Cooling Coil Clean		N/A		
Fresh Air Intake Location			Behind Bard unit/Exterior wall ▼			Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake			No ▼			No	

Observations

Classroom Portable. Typically has 30-35 students. Reports of mold in lights and duct work. Observed historical roof leak in ceiling that was cleaned and repainted. Signs of additional/continuing roof leak in middle (at ends) of unit. Dust present within the supply and return ducts. Dust was not observed in and around lights; reports of mold adjacent to light adjacent to stained drywall ceiling panel. Floor is dirty and tiles are missing in multiple locations.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean elevated & horizontal surfaces	▼
Thoroughly clean and sanitize flooring	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to Reduce CO2 Levels	▼
Clean HVAC supply grills and drops	▼
Clean HVAC return grills and drops	▼
Evaluate and repair cause of water damaged ceiling material	▼
Remove and replace ceiling material as needed	▼
Evaluate HVAC coil for cleaning	▼
	▼