THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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April 2, 2018	Signature on File	For Custodial Supervisor Use Only
TO:	Charles Neely, Principal Cypress Bay High	Custodial Issues Addressed Custodial Issues Not Addressed
FROM:	Alison Witoshynsky, Project Manager Environmental Health & Safety Department	
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On March 27, 2018, 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:lb 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

Су	press Bay High Evaluation Da	March 27, 2018	Time of Day 1230
Outdoor Conditions Temp	perature 81.6 Relativ	re Humidity 35.8	Ambient CO2 394
Fish Temperature P-1233C 70.1	Range Relative Humidity 72 - 78 42.6 30	Range CO 0% - 60%	
Noticeable Odor Yes Ceiling Drywall Walls Wood Paneling Floor 12" x 12" Vinyl	Visible water damage / staining? Yes No No	Visible microbial growth? No No No	Amount of material affected Small stains on ceiling
Ceiling Clean Yes Walls Clean Yes Flooring Clean Yes Room Surfaces No Clean	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply Grills Clean	Yes No Yes	HVAC Return Grills Clean Inside of Return Duct Clean No
Trash Removed Yes Signs of Pests No Room Cluttered No	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers		Unapproved Chemicals / Cleaners in Room Air Fresheners in Room
_	Yes Filters Clean Cooling Coil Clean	assroom No Yes	Mechanical Room Clean Inside of HVAC Unit Clean N/A
Fresh Air Intake Location Pollutant Sources Near Air Intake	Behind Bard unit/Exterior wa	ali 🔻	Fresh Air Intake Free of Obstruction

Observations

Portable classroom; Teacher reports mold present. Odor = food in fridge. There are a few locations of stained ceiling material, but currently dry and no visible mold growth. Rust drips on lights near center of unit, could be associated with condensation from very cold HVAC. Interior of the HVAC (return/supply) & filter are dusty. Card-board, lots of new paper, and paper worksheets are stored throughout. Light dust layer on wood baseboard, in metal cabinets, on rolling chairs, on electronics, in tight corners. There are large gaps at the doors allowing excess outside air inside. Lights on & HVAC system operating (not occupied) the Temp-66.4, RH-48.9, CO2-525

Corrective Actions to be Completed by Site Based Staff

Remove and replace A/C Filters			
Clean dust from lower wall surfaces (baseboard)			
Thoroughly clean elevated & horizontal surfaces			
Remove cardboard boxes throughout	▼		
Store items in plastic containers with lids	▼		
Clean door with wexcide			
Vacuum lower storage area on rolling chairs	▼		
	▼		

Corrective Actions to be Completed by PPO

Clean entire HVAC system - unit and drops	▼		
Set Temperature to 72 - 78 degrees			
Evaluate for new door weather stripping	•		
	▼		
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	▼		
	▼		
	▼		