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

## **TELEPHONE (754) 321-4200**

## FACSIMILE: (754) 321-4285

November 29	, 2017	Signature on File	For Custodial Supervisor Use Only
TO:	Haleh Darbar, Prin Everglades High	cipal	Custodial Issues Addressed
	Everglades migh		Custodial Issues Not Addressed
FROM:	Alison Witoshynsk Environmental Hea	y, Project Manager 1lth & Safety Department	
SUBJECT:	Indoor Air Quality	(IAQ) Assessment	

On November 27, 2017, I conducted an assessment at **Everglades 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 Assessr	ment		
	Everglades High Evaluation Dat	e November 27, 2017	Time of Day	1:15
Outdoor Conditions Ten	nperature 77.7 Relative	Humidity 53.7	Ambient CO2 4	35
FishTemperature32274.1		Range CO <sup>2</sup> % - 60% 1168	Range # O MAX 700 > [ Ambient	ccupants ~6
Noticeable OdorYesCeiling2' X 4' Lay inWallsDrywallFloor12" x 12" Vinyl	Visible water damage / staining? Yes No No	Visible microbial growth? No No No	Amount of material affected 2 ceiling tiles	
Ceiling CleanNoWalls CleanYesFlooring CleanYesRoom Surfaces CleanNo	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply Grills Clean	Yes Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes No
Trash RemovedYesSigns of PestsNoRoom ClutteredYes	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Loca Filters Installed Properly Condensate Pan Clean	No FISH 325A No Filters Clean Yes Cooling Coil Clean	Yes Yes	Mechanical Room Clean	Yes Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake	Over top of exterior mechanic	al room door ▼	Fresh Air Intake Free of Obstruction	Yes

#### Observations

Mold reported on book case behind desk area in FISH 322 and outside small storage/office room FISH 322B. Book case used to store personal items of occupant. This occupants area is cluttered, but the remaining area of the room is very large with a couple more occupants. Two (2) stained ceiling tiles from historical leak. return duct has layer of dust inside/behind grill. Wood bookcase has a good coating/seal. HFSP wiped with wexcide prior to arrival. Small area of white spotty growth on upper portion of window frame behind bookcase. FISH 322B needs to be cleaned out and all surfaces cleaned.

Corrective Actions to be Completed by Site Based Staff

Room too cluttered to clean properly		
Encourage occupant to reduce clutter	▼	
Thoroughly clean ALL surfaces (FISH 322B)	▼	
Remove and replace stained ceiling tile	▼	
If stains return, contact COMPASS for work order		
	▼	
	▼	
	▼	

### **Corrective Actions to be Completed by PPO**

Clean HVAC return grills and drops	▼
Evaluate fresh air damper at HVAC	▼
	▼
	▼
	▼
	▼
	▼
	▼