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

TELEPHONE (754) 321-4200

FACSIMILE: (754) 321-4285

September 18	, 2017	Signature on File	Fo	r Custodial Supervisor Use Only
TO:	Erin Marsh, Director Fort Lauderdale Annex	ς.		Custodial Issues Addressed Custodial Issues Not Addressed
FROM:	Daniel Meyer, Project M Environmental Health a	0		
SUBJECT:	Indoor Air Quality (IAC	Q) Assessment		

On September 5, 2017, I conducted an assessment at **Fort Lauderdale Annex 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.

DM: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 Assess	ment	
Fort Lauderdale H	ligh Annex Evaluation Dat	te September 5, 2017	Time of Day 9:30 AM
Outdoor Conditions Temperat	ure 89.3 Relative	e Humidity 75.2	Ambient CO2 424
Fish Temperature Rar 101 + 103 73.5 72 -		Range CO ² % - 60% 888	Range# OccupantsMAX 700 >2Ambient2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected
Ceiling2' X 4' Lay inWallsPlasterFloorCarpet	No Yes No	No No	Under South window
Ceiling Clean Yes Walls Clean Yes Flooring Clean Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean	No	HVAC Return Grills Clean Yes Inside of Return Duct Clean Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Νο	
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room
Mechanical Equipment Location	FISH #123		Mechanical Room Clean No
Filters Installed ProperlyYesCondensate Pan CleanYes	Filters Clean Cooling Coil Clean	Yes Yes	Inside of HVAC Unit Clean Yes
Pollutant Sources Near Air	Thru exterior wall No	▼	Fresh Air Intake Free Yes
Observations Water damage under South wall v	window. Supply grills need to	be cleaned.	

Clean Supply Grills with Wexcide	▼
Clean ceilings around HVAC supply grills	▼
Clean surfaces in mechanical room	▼
	▼
	▼
	▼
	▼
	▼

Evaluate water damaged South wall, under window	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

	IAQ Assess	ment		
Fort Lauderdale Hig	h Annex Evaluation Dat	te September 5, 2017	7 Time of Day 9:3	0 AM
Outdoor Conditions Temperatur	re 89.3 Relative	e Humidity 75.2	Ambient CO2 42	24
Fish Temperature Rang 118B 67.3 72 - 7		Range CO % - 60% 853		cupants
Noticeable Odor Yes	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling Plaster Walls Plaster	No No	Yes		
Floor 12" x 12" Vinyl	No	No		
Ceiling Clean No Walls Clean No	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	No
Flooring Clean No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	No
Room Surfaces No Clean	Ceiling at Supply Grills Clean	No		
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of PestsNoRoom ClutteredNo	Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location Fl	SH #117		Mechanical Room Clean	Yes
Filters Installed Properly Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes	Cooling Coil Clean	Yes		
Bollutant Sources Near Air	hru exterior wall	•	Fresh Air Intake Free of Obstruction	Yes
Intake Near All	0	▼		
Storage Room- NEEDS TO BE CLE	ANED WITH WEXCIDE. Rem	ove items and clean p	propoerly.	

Thoroughly Clean with wexcide	▼
	►
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

\$

Repair HVAC to Reduce Humidity Levels	▼
Set Temperature to 72 - 78 degrees	▼
	▼
	▼
	▼
	▼
	▼
	▼

	IAQ Assessi	ment		
Fort Lauderdale High	Annex Evaluation Dat	e September 5, 201	7 Time of Day 9::	30 AM
Outdoor Conditions Temperature	e 89.3 Relative	Humidity 75.2	Ambient CO2 4	24
FishTemperatureRange118C68.672 - 78		Range CC % - 60% 830		ccupants 1
Noticeable Odor Yes	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
CeilingPlasterWallsPlasterFloor12" x 12" Vinyl	No No	Yes Yes No	South wall	
Ceiling Clean No Walls Clean No Flooring Clean No	HVAC Supply Grills Clean Inside of Supply Duct Clean	No Yes	HVAC Return Grills Clean Inside of Return Duct Clean	No No
Room Surfaces No Clean	Ceiling at Supply Grills Clean	No		
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	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 Location FIS	6H #117		Mechanical Room Clean	Yes
Filters Installed ProperlyYesCondensate Pan CleanYes	Filters Clean Cooling Coil Clean	Yes	Inside of HVAC Unit Clean	Yes
Fresh Air Intake Location Th Pollutant Sources Near Air No	ru exterior wall	▼	Fresh Air Intake Free of Obstruction	Yes
Observations Custodian Office- NEEDS TO BE CL		move items and class	n propoerly	
		emove nems and clea	п ргороену.	

Corrective Actions to be Completed by Site Based Staff

Thoroughly Clean with wexcide	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Repair HVAC to Reduce Humidity Levels	◄
Set Temperature to 72 - 78 degrees	◄
	▼
	▼
	▼
	▼
	▼
	▼

	IAQ Assessr	nent		
Fort Lauderdal	e High Annex Evaluation Dat	e September 5, 2017	Time of Day 9:	30 AM
Outdoor Conditions Tempe	erature 89.3 Relative	Humidity 75.2	Ambient CO2 4	24
		Range CO ² % - 60% 1289		ccupants 35
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in Walls Plaster	No Yes	No	South wall	
Floor Carpet	No	No		
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	No
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	No
Room Surfaces No	Ceiling at Supply Grills Clean	Νο		
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No Room Cluttered No	Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location	n FISH #123		Mechanical Room Clean	No
Filters Installed Properly	es Filters Clean	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Ye	es Cooling Coil Clean	Yes		
Fresh Air Intake Location	Thru exterior wall	▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	Νο	▼		
Observations				
	ty. Ceiling around supply grills a eeds to be repaired and painted.	re dirty. Room surface	es are dirty. Carpet is dirty	y. South

Clean Supply Grills with Wexcide	▼
Clean ceilings around HVAC supply grills	▼
Thoroughly Clean Stained Carpet	▼
Clean HVAC Return Grill with Wexcide	▼
	▼
	▼
	▼
	▼

Evaluate cause of water damage and repair/replace	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

IAQ Assessment							
Fort Lauder	dale High Annex	Evaluation Date	September 5, 201	7 Time of Day 9:3	30 AM		
Outdoor Conditions Tem	nperature 89.3	Relative H	umidity 75.2	Ambient CO2 4	24		
FishTemperature12570.1	RangeRelative72 - 7860		nge CC • 60% 103		ccupants 1		
Noticeable Odor Yes	Visible wate		Visible microbial growth?	Amount of material affected			
Ceiling Plaster	Yes	_	No				
Walls Plaster	No	,	No				
Floor Carpet			No				
Ceiling Clean Yes Walls Clean No		C Supply [s Clean	No	HVAC Return Grills Clean	No		
Flooring Clean NO		le of Supply Clean	Yes	Inside of Return Duct Clean	No		
Room Surfaces No Clean		ng at Supply s Clean	No				
Trash Removed Yes		ans Working [N/A	Unapproved Chemicals / Cleaners in Room	No		
Signs of Pests No	Dra	in Traps Wet	N/A	Air Fresheners	No		
Room Cluttered No	Food if Store in Sealed Co	ed in Room is ontainers	N/A	in Room			
Mechanical Equipment Loca	tion FISH #123			Mechanical Room Clean	No		
Filters Installed Properly	Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes		
Condensate Pan Clean	Yes Coolin	g Coil Clean	Yes				
Fresh Air Intake Location	Thru exterior wa		▼	Fresh Air Intake Free	Yes		
Pollutant Sources Near Air Intake	Νο		▼	of Obstruction			
Observations							
Men's bathroom - water dan Spotty growth on walls nee			throom needs to b	be cleaned.			

Clean Supply Grills with Wexcide	▼		
Clean ceilings around HVAC supply grills	▼		
Thoroughly Clean Bathroom	▼		
	▼		
	▼		
	▼		
	▼		
	▼		

Evaluate cause of water damage and repair/replace	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼