

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

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September 25, 2015

Signature on File

TO: Anthony Valachovic, Principal
Northeast High

FROM: Robert Krickovich, Coordinator, LEA
Environmental Health & Safety Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

<u>For Custodial Supervisor Use Only</u>	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed
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On September 24, 2015, I conducted an assessment at **Northeast 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.

- cc: Shelley Meloni, Director, Pre-Construction
Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
Broward Teachers Union
Federation of Public Employees
Gerald Devio, Supervisor II Custodial
Benjamin Osborne, Supervisor II Custodial
Rich Volipi, Supervisor II Custodial
Mark Murray, Supervisor II Custodial
Sam Bays, Director, Maintenance Operations
Kurt Wirz, Area Manager Trades

RK/je
Enc.

IAQ Assessment

Northeast High School

Evaluation Date September 24, 2015

Time of Day 1:00 PM

Outdoor Conditions Temperature 89.3 Relative Humidity 71.9 Ambient CO2 423

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
194F	72.3	72 - 78	87.1	30% - 60%	636	MAX 700 > Ambient	1	
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	Open Bar Joist		No		No			
Walls	Drywall		Yes		Yes			
Floor	12" x 12" Vinyl		Yes		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		N/a			
Room Surfaces Clean		Yes						
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			FISH 194H			Mechanical Room Clean		No
Filters Installed Properly		N/A	Filters Clean		N/A	Inside of HVAC Unit Clean		N/A
Condensate Pan Clean		N/A	Cooling Coil Clean		N/A			
Fresh Air Intake Location			Outside of Room ▼			Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake			None ▼					

Observations

Musty Odor - Bottom four feet of North and West walls wet - Visible microbial growth on North and walls - humidity elevated -

Corrective Actions to be Completed by Site Based Staff

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Corrective Actions to be Completed by PPO

Repair HVAC to Reduce Humidity Levels	▼
Evaluate and repair cause of water damaged wall material	▼
Remove and replace wall material as needed North and west walls Bottom 4 feet	▼
Remove South wall in 194H Mechanical room Common to 194F with Visible Microbial growth	▼
	▼

IAQ Assessment

Northeast High School

Evaluation Date September 24, 2015

Time of Day 1:00 PM

Outdoor Conditions Temperature 89.3

Relative Humidity 71.9

Ambient CO2 423

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
194	73.3	72 - 78	85.2	30% - 60%	689	MAX 700 > Ambient	28
Noticeable Odor		<input type="checkbox"/> Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	Open Bar Joist		No		No		
Walls	Drywall		Yes		Yes		
Floor	12" x 12" Vinyl		Yes		No		
Ceiling Clean	Yes		HVAC Supply Grills Clean		Yes		HVAC Return Grills Clean Yes
Walls Clean	Yes						
Flooring Clean	Yes		Inside of Supply Duct Clean		Yes		Inside of Return Duct Clean Yes
Room Surfaces Clean	Yes		Ceiling at Supply Grills Clean		N/a		
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	FISH 194H					Mechanical Room Clean	No
Filters Installed Properly	N/A		Filters Clean		N/A		Inside of HVAC Unit Clean N/A
Condensate Pan Clean	N/A		Cooling Coil Clean		N/A		
Fresh Air Intake Location	Outside of Room ▼					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None ▼						

Observations

Musty Odor - Bottom four feet of wall at room 194E wet - Visible microbial growth on walls at 194E - humidity elevated

Corrective Actions to be Completed by Site Based Staff

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Corrective Actions to be Completed by PPO

Repair HVAC to Reduce Humidity Levels	▼
Evaluate and repair cause of water damaged wall material	▼
Remove and replace wall material as needed 4 feet high around 194E	▼
	▼
	▼
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