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

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

#### FACSIMILE: (754) 321-4285

April 18, 2016	5 Signature on File	For Custodial Supervisor Use Only
TO:	Anthony Valachovic, Principal <b>Northeast High</b>	Custodial Issues Addressed
FROM:	Daniel Meyer, Project Manger Environmental Health & Safety Department	Custodial Issues Not Addressed
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On April 14, 2016, 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.

DM:smn Enc.

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 Volpi, Supervisor II Custodial Mark Murray, Supervisor II Custodial Sam Bays, Director, Maintenance Operations Kurt Wirz, Area Manager Trades

	IAQ Assessr	nent		
No	ortheast High Evaluation Date	e April 14, 2016	Time of Day 10:0	00 AM
Outdoor Conditions Tempe	rature 84.6 Relative	Humidity 49.8	Ambient CO2 38	39
		Range         CO <sup>2</sup> % - 60%         643		2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in	No	No		
Walls Tack Board	No	No		
Floor 12" x 12" Vinyl	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 Yes Clean	Ceiling at Supply Grills Clean	No		
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No	Drain Traps Wet	N/A		
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location	Bard like HVAC system in clas	ssroom	Mechanical Room Clean	N/A
Filters Installed Properly	Filters Clean	No	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Ye	Cooling Coil Clean	Yes		
Fresh Air Intake Location	Behind Bard unit/Exterior wall	▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	Νο	▼	of obstruction	
Observations				
Filter needs to be replaced. Bo	th supply and return air grills nee	ed to be cleaned.		

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Clean supply/return grills w/ wexcide	▼
Replace filters	▼
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Clean the HVAC coil	▼
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	IAQ Assess	ment		
Noi	theast High Evaluation Da	te April 14, 2016	<b>Time of Day</b> 10:	00 AM
Outdoor Conditions Tempera	ature 84.6 Relative	e Humidity 49.8	Ambient CO2 3	89
		Range         CO <sup>2</sup> % - 60%         430		ccupants 2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsTack BoardFloor12" x 12" Vinyl	Yes No No	No No No	2 tiles	
Ceiling Clean Yes Walls Clean Yes Flooring Clean Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean	No	HVAC Return Grills Clean Inside of Return	No
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	No	Duct Clean	
Trash Removed Yes Signs of Pests No	Exhaust Fans Working Drain Traps Wet	N/A	Unapproved Chemicals / Cleaners in Room	No
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location	Bard like HVAC system in cla	ssroom	Mechanical Room Clean	N/A
Filters Installed Properly Yes	Filters Clean	Νο	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes	Cooling Coil Clean	Yes		
Fresh Air Intake Location Pollutant Sources Near Air Intake	Behind Bard unit/Exterior wa	II ▼ ▼	Fresh Air Intake Free of Obstruction	Yes
Observations	• • •			
Replace ceiling tiles after repairs need to be cleaned.	s are made to the roof. Filter ne	eeds to be replaced. Be	oth supply and return air (	grills

Replace ceiling tiles after repairs	▼
Clean supply/return grills w/ wexcide	▼
Replace filters	▼
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Clean the HVAC coil	▼
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	IAQ Assessi	ment		
No	rtheast High Evaluation Dat	e April 14, 2016	Time of Day 10:	00 AM
Outdoor Conditions Tempera	ature 84.6 Relative	e Humidity 49.8	Ambient CO2 3	89
		Range         CO <sup>2</sup> % - 60%         831		ccupants 2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsPlasterFloor12" x 12" Vinyl	Yes           No           No	Yes No	3 tiles	
Ceiling Clean Yes Walls Clean Yes Flooring Clean Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Inside of Return Duct Clean	No
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Νο	Duct Clean	
Trash RemovedYesSigns of PestsNo	Exhaust Fans Working Drain Traps Wet	N/A	Unapproved Chemicals / Cleaners in Room	No
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location	Roof Top		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		
Fresh Air Intake Location Pollutant Sources Near Air Intake	Thru exterior wall	▼ ▼	Fresh Air Intake Free of Obstruction	Yes
Observations 3 ceiling tiles - 2 have water stai need to be removed.	ns and 1 has microbial growth	(located between sup	oly grills). Old cardboard	boxes

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	IAQ Assessi	ment		
Nor	theast High Evaluation Dat	e April 14, 2016	<b>Time of Day</b> 10:	00 AM
Outdoor Conditions Tempera	ture 84.6 Relative	e Humidity 49.8	Ambient CO2 3	89
		Range         CO <sup>2</sup> % - 60%         447	Range # Oo MAX 700 > Ambient	2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsPlasterFloorconcrete	Yes No No	No No No	10 tiles	
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean	Νο	HVAC Return Grills Clean	No
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	No		
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	FISH		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		
Fresh Air Intake Location Pollutant Sources Near Air Intake	Over top of exterior mechanic	cal room door ▼	Fresh Air Intake Free of Obstruction	Yes
Observations				
Water stained ceiling tiles (10 tile cleaned.	es) need to be replaced after ro	oof repair. Both supply	and return grills need to	be

Corrective Actions to be Completed by Site Based Staff

Clean supply/return grills w/ wexcide	▼
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Install new ceiling tile upon repair, cuts needed	▼
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	IAQ Assessr	nent		
N	Northeast High Evaluation Date	e April 14, 2016	Time of Day 10:0	00 AM
Outdoor Conditions Tempe	erature 84.6 Relative	Humidity 49.8	Ambient CO2 38	39
		Range         CO <sup>2</sup> % - 60%         644	Range # Oc MAX 700 > Ambient	2
Noticeable OdorNoCeiling2' X 4' Lay inWallsPlaster	Visible water damage / staining?	Visible microbial growth? No No	Amount of material affected	
Floor 12" x 12" Vinyl	No	No		
Ceiling CleanYesWalls CleanYesFlooring CleanYes	HVAC Supply Grills Clean Inside of Supply Duct Clean	No Yes	HVAC Return Grills Clean Inside of Return Duct Clean	No Yes
Room Surfaces Yes 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 Locatio	n FISH ′es Filters Clean	Yes	Mechanical Room Clean nside of HVAC Unit Clean	Yes Yes
Condensate Pan Clean	es Cooling Coil Clean	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				
Both supply and return grills r supply grills needs to be clear	need to be cleaned. Repair ceiling ned or tiles replaced.	tiles near the return ai	r grill. Ceiling tiles aroun	d the

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Clean ceilings around HVAC supply grills	▼
Clean supply/return grills w/ wexcide	▼
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	IAQ Assess	ment		
No	rtheast High Evaluation Dat	e April 14, 2016	<b>Time of Day</b> 10:	00 AM
Outdoor Conditions Tempera	ature 84.6 Relative	e Humidity 49.8	Ambient CO2 3	89
		Range         CO <sup>2</sup> % - 60%         475	Range # Oo MAX 700 > Ambient	2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in	Yes	No	1 tile	
Walls Plaster	No	No		
Floor 12" x 12" Vinyl	No	No		
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean	Νο	HVAC Return Grills Clean	Yes
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Νο		
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No	Drain Traps Wet	N/A	Air Frank an an	
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location	FISH #159		Mechanical Room Clean	Yes
Filters Installed Properly Yes	S Filters Clean	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes	Cooling Coil Clean	Yes		
Fresh Air Intake Location	Over top of exterior mechanic	cal room door	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	Νο	▼	of obstruction	
Observations				
2 Broken ceiling tiles - 1 water s need to be cleaned or replaced.	tained tile. Supply grills need to	o be wiped with wexcid	e. Tiles around the supp	ly grills

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Clean ceilings around HVAC supply grills	▼
Clean HVAC supply grill with wexcide	▼
Replace stained ceiling tile after repair	▼
Replace broken ceiling tiles	▼
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Corrective Actions to be Completed by PPO

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