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

FACSIMILE: (754) 321-4285

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November 20	2017 Signature on Eile	
NOVCIIIUCI 20), 2017 Signature on File	For Custodial Supervisor Use Only
TO:		Custodial Issues Addressed
	Anthony Valachovic, Principal	
	Northeast High	Custodial Issues Not Addressed
FROM:	Robert Krickovich, Coordinator, LEA	
	Environmental Health & Safety Department	
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On November 9, 2017, 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

Mark Murray, Supervisor II Custodial

Sam Bays, Director, Maintenance Operations

Kurt Wirz, Area Manager Trades

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Evaluation Date

Northeast High

November 9, 2017

Time of Day	10:00
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Fish Temperature Range Relative Humidity Range CO ² Range # Occup	
212 75.0 72 - 78 75.2 30% - 60% 748 MAX 700 > Ambient	
Noticeable Odor No Visible water damage / Visible microbial Staining? Visible microbial Amount of material affected	
Ceiling Open Bar Joist No No	
Walls Plaster No	
Floor Carpet Yes No	
	'es
Walls Clean Yes Inside of Supply Flooring Clean No Duct Clean Yes Inside of Return Duct Clean	'es
Room Surfaces No Ceiling at Supply Grills 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	No
Room Cluttered No Food if Stored in Room is in Room in Sealed Containers N/A in Room	10
Mechanical Equipment Location Roof Top Mechanical Room Clean	I/A
Filters Installed Properly N/A Filters Clean N/A Inside of HVAC Unit Clean	I/A
Condensate Pan Clean N/A Cooling Coil Clean N/A	
Fresh Air Intake Location Roof top Fresh Air Intake Free	'es
Pollutant Sources Near Air Intake None of Obstruction	
Observations	

Carpet damaged / dirty (requested replacement 4/13/17) - Dust / debris on surfaces - Room too cold - Humidity elevated in room - Carpet water stained in 212F - Roof opening 212D not closed (requested closure 4/13/17)

School should have called in work order for water stained carpet in 212F.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean horizontal surfaces	▼
Thoroughly clean and sanitize flooring	▼
Clean water stain from carpet in 212F	▼
	▼
	▼
	▼
Call in work order to repair cause of	▼
water stained carpet in 212F	▼

Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
Remove and replace carpet	▼
Close roof opening in 212D	▼
	▼
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Thoroughly clean horizontal surfaces	▼		
Thoroughly clean and sanitize flooring			
Remove and replace stained ceiling tile	▼		
	▼		
	▼		
Call in work order to repair cause of stained	▼		
Ceiling Tile			
	▼		

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Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	•
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Call in work orders to

Repair cause of stained Ceiling Tile

Repair water damaged wall in 217F

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Thoroughly clean ALL surfaces		
Thoroughly clean and sanitize flooring		
Call in work orders to	▼	
repair water cooler runs continuously and leaks		
Repair water damaged wall	▼	
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	ightharpoons	

Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
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in shower 232G

Thoroughly clean horizontal surfaces	▼
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Call in work order to repair ceiling South end	▼
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Evaluation Date

Northeast High

November 9, 2017

Outdoor Conditions	Temperatur	e 78.0 Relative	Humidity 83.0	Ambient CO2 4	14
	7.9 72 - 78	i	Range CO % - 60%		ccupants 1
Noticeable Odor	No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4'	' Lay in	Yes	No	2 tiles	
Walls Pla	ster	No	No		
Floor 12" x 1	2" Vinyl	No	No		
Ceiling Clean Walls Clean	Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
Flooring Clean	No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
Room Surfaces Clean	No	Ceiling at Supply Grills 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	No
Room Cluttered	No	Food if Stored in Room is in Sealed Containers	N/A	in Room	[140]
Mechanical Equipme	ent Location Ro	oof Top		Mechanical Room Clean	N/A
Filters Installed Prope	erly N/A	Filters Clean	N/A	Inside of HVAC Unit Clean	N/A
Condensate Pan C	lean N/A	Cooling Coil Clean	N/A		
Fresh Air Intake Local		pof top	▼	Fresh Air Intake Free of Obstruction	Yes
Intake	No.	one	▼		
Observations					
Dust / debris on flooring - Dust / debris on surfaces - 2 stained ceiling tiles - Room too cold - Humidity elevated in					

School should have replaced stained ceiling tiles and called in work order to repair cause of staining.

Corrective Actions to be Completed by Site Based Staff

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Thoroughly clean horizontal surfaces	▼
Thoroughly clean and sanitize flooring	▼
Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
	▼
Call in work order to repair cause of stained	▼
Ceiling Tile	▼
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Corrective Actions to be completed by 1.1.6	
Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
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Northeast High

Evaluation Date November 9, 2017

e of Dav	10:00

Outdoor Conditions Tem	perature 78.0 Relative	e Humidity 83.0	Ambient CO2 414
Fish Temperature 268 71.3		Range CO ² % - 60%	Range # Occupants MAX 700 > 1 Ambient
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected
Ceiling 2' X 4' Lay in	No	No	
Walls Plaster	Yes	No	8 Sq Ft
Floor 12" x 12" Vinyl	No	No	
Ceiling Clean Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean Yes
Walls Clean Yes Flooring Clean No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean Yes
Room Surfaces No Clean	Ceiling at Supply Grills Clean	Yes	
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room
Signs of Pests No	Drain Traps Wet	N/A	Air Fresheners No
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners No in Room
Mechanical Equipment Locat	ion Roof Top		Mechanical Room Clean N/A
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	Roof top	▼	Fresh Air Intake Free of Obstruction Yes
Pollutant Sources Near Air Intake	None	▼	of Obstruction
Observations			
Duet / dobrie on flooring - Du	uet / dobrie on eurfaces - Humidity	alayated in room - Wat	for damaged wall under window

Water damaged plaster ceiling in 268B.

School should have called in work order to repair water damaged wall in 268 & ceiling in 268B.

Corrective Actions to be Completed by Site Based Staff

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Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
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Thoroughly clean horizontal surfaces	▼
Thoroughly clean and sanitize flooring	▼
	▼
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Content to Actions to be completed by 11 C	
Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
Repair HVAC supply grills to close opening	▼
in ceiling	▼
	▼
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Thoroughly clean horizontal surfaces	•
Thoroughly clean and sanitize flooring	▼
	▼
Call in work order to repair water damaged	▼
ceiling in 277A	▼
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	▼

Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
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Corrective Actions to be Completed by Site Based Staff

Thoroughly clean horizontal surfaces	▼
Thoroughly clean and sanitize flooring	▼
Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
	•
Call in work order to repair cause of	•
Stained ceiling tile	▼
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Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
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Nor	theast High Evaluation Dat	e November 9, 2017	Time of Day 10	0:00	
Outdoor Conditions Tempera	ture 78.0 Relative	Humidity 83.0	Ambient CO2 4	14	
	<u> </u>	Range <u>CO²</u> % - 60% 1211	Range # Oc MAX 700 > Ambient	20	
Noticeable Odor No Ceiling 2' X 4' Lay in	Visible water damage / staining? Yes	Visible microbial growth?	Amount of material affected		
Walls Plaster Floor 12" x 12" Vinyl	No No	No No			
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean Inside of Supply	Yes	HVAC Return Grills Clean Inside of Return	Yes	
Flooring Clean No Room Surfaces No Clean	Duct Clean Ceiling at Supply Grills Clean	Yes	Duct Clean	Yes	
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	Roof Top		Mechanical Room Clean	N/A	
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 Pollutant Sources Near Air Intake	Roof top None	▼	Fresh Air Intake Free of Obstruction	Yes	
Observations					
Dust / debris on flooring - Dust / debris on surfaces - Room too cold - Humidity elevated in room - 1 stained ceiling tile at South window.					
Oakaalakaaddkaaaaaada	sinced colling tiles and collective	aul. audau 4a uan -!	of otologous		

School should have replaced stained ceiling tiles and called in work order to repair cause of staining.

Corrective Actions to be Completed by Site Based Staff

Corrective Actions to be completed by the Busea of		
Thoroughly clean horizontal surfaces	▼	
Thoroughly clean and sanitize flooring		
Remove and replace stained ceiling tile	▼	
If stains return, contact COMPASS for work order		
	▼	
Call in work order to repair cause of	▼	
Stained ceiling tile	▼	
	▼	

Corrective Actions to Be Completed By 11 C		
Set Temperature to 72 - 78 degrees	▼	
Repair HVAC to Reduce Humidity Levels		
	▼	
	▼	
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