

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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November 20, 2017

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 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

IAQ Assessment

Northeast High

Evaluation Date November 9, 2017

Time of Day 10:00

Outdoor Conditions Temperature 78.0

Relative Humidity 83.0

Ambient CO2 414

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
212	75.0	72 - 78	75.2	30% - 60%	748	MAX 700 > Ambient	1	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	Open Bar Joist		No		No			
Walls	Plaster		No		No			
Floor	Carpet		Yes		No			
Ceiling Clean		Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		Yes
Walls Clean		Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		Yes
Flooring Clean		No	Ceiling at Supply Grills Clean		Yes			
Room Surfaces 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	Air Fresheners in Room		No
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A			
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			Roof top ▼			Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake			None ▼					

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	▼

Corrective Actions to be Completed by PPO

Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
Remove and replace carpet	▼
Close roof opening in 212D	▼
	▼
	▼
	▼

IAQ Assessment

Northeast High

Evaluation Date November 9, 2017

Time of Day 10:00

Outdoor Conditions Temperature 78.0

Relative Humidity 83.0

Ambient CO2 414

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
216	75.2	72 - 78	64.0	30% - 60%	694	MAX 700 > Ambient	1
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes		No		3 ceiling tiles
Walls	Plaster		No		No		
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean	Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		Yes
Walls Clean	Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		Yes
Flooring Clean	No	Ceiling at Supply Grills Clean		Yes			
Room Surfaces 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	Air Fresheners in Room		No
Room Cluttered	No	Food if Stored in Room is in Sealed Containers		N/A			
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	Roof top ▼					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None ▼						

Observations

Dust / debris on flooring - Dust / debris on surfaces - Room too cold - Humidity elevated in room.

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

Corrective Actions to be Completed by Site Based Staff

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	▼
	▼

Corrective Actions to be Completed by PPO

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

IAQ Assessment

Northeast High

Evaluation Date November 9, 2017

Time of Day 10:00

Outdoor Conditions Temperature 78.0

Relative Humidity 83.0

Ambient CO2 414

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
276	68.9	72 - 78	68.6	30% - 60%	796	MAX 700 > Ambient	1
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		No		No		
Walls	Plaster		No		No		
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean	Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		Yes
Walls Clean	Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		Yes
Flooring Clean	No	Ceiling at Supply Grills Clean		Yes			
Room Surfaces 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	Air Fresheners in Room		No
Room Cluttered	No	Food if Stored in Room is in Sealed Containers		N/A			
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	Roof top ▼					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None ▼						

Observations

Dust / debris on flooring - Dust / debris on surfaces - Room too cold - Humidity elevated in room - HVAC Supply grills below ceiling.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean horizontal surfaces	▼
Thoroughly clean and sanitize flooring	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
Repair HVAC supply grills to close opening	▼
in ceiling	▼
	▼
	▼
	▼
	▼

