

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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April 20, 2017

Signature on File

TO: Olayemi Awofadeju, Principal
South Broward High

FROM: Alison Witoszynsky, Project Manager
Environmental Health & Safety Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only

Custodial Issues Addressed

Custodial Issues Not Addressed

On April 19, 2017, I conducted an assessment at **South Broward 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.

AW: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

South Broward High

Evaluation Date April 19, 2017

Time of Day 1:50 PM

Outdoor Conditions Temperature 77.8 Relative Humidity 73.0 Ambient CO2 482

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
1101	72.9	72 - 78	73.8	30% - 60%	612	MAX 700 > Ambient	0	
Noticeable Odor		<input type="checkbox"/> Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' X 4' Lay in		<input type="checkbox"/> No		<input type="checkbox"/> No			
Walls	Plaster / Carpet		<input type="checkbox"/> Yes		<input type="checkbox"/> No		~ 1 x 2 area @ HVAC & entry	
Floor	Rubber Mat/Squares		<input type="checkbox"/> No		<input type="checkbox"/> No			
Ceiling Clean		<input type="checkbox"/> No	HVAC Supply Grills Clean		<input type="checkbox"/> Yes	HVAC Return Grills Clean		<input type="checkbox"/> Yes
Walls Clean		<input type="checkbox"/> No	Inside of Supply Duct Clean		<input type="checkbox"/> N/A	Inside of Return Duct Clean		<input type="checkbox"/> N/A
Flooring Clean		<input type="checkbox"/> No	Ceiling at Supply Grills Clean		<input type="checkbox"/> No			
Room Surfaces Clean		<input type="checkbox"/> Yes						
Trash Removed		<input type="checkbox"/> Yes	Exhaust Fans Working		<input type="checkbox"/> N/A	Unapproved Chemicals / Cleaners in Room		<input type="checkbox"/> No
Signs of Pests		<input type="checkbox"/> No	Drain Traps Wet		<input type="checkbox"/> N/A	Air Fresheners in Room		<input type="checkbox"/> No
Room Cluttered		<input type="checkbox"/> No	Food if Stored in Room is in Sealed Containers		<input type="checkbox"/> N/A			
Mechanical Equipment Location			FISH 1101A			Mechanical Room Clean		<input type="checkbox"/> Yes
Filters Installed Properly		<input type="checkbox"/> Yes	Filters Clean		<input type="checkbox"/> Yes	Inside of HVAC Unit Clean		<input type="checkbox"/> Yes
Condensate Pan Clean		<input type="checkbox"/> Yes	Cooling Coil Clean		<input type="checkbox"/> Yes			
Fresh Air Intake Location			Thru exterior wall ▼			Fresh Air Intake Free of Obstruction		<input type="checkbox"/> Yes
Pollutant Sources Near Air Intake			No ▼					

Observations

Occupants report a musty odor. Odor observed was that associated with rubber mats and use, weight room. Elevated humidity observed in readings and evidenced by bowing ceiling tiles and drips/stains on walls. All ceiling tiles dusty/dirty surrounding supply register. Metal grates around speakers in ceiling have medium dust load. Walls and upper corners are dusty.

FISH 1101B - adjacent storage closet, dirty/dusty and cluttered with 1 stained ceiling tile in corner.

Corrective Actions to be Completed by Site Based Staff

Clean dust & stains from wall surfaces	▼
Clean dust from ceiling tiles or replace	▼
Thoroughly clean ALL surfaces	▼
Clean cobwebs from elevated corners	▼
Clean dust from perimeter ceiling grid	▼
Encourage occupant to reduce clutter (1101B)	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to Reduce Humidity Levels	▼
Evaluate and repair cause of stained ceiling tile	▼
Install new ceiling tile upon repair, cuts needed	▼
Evaluate and repair cause of water damaged	▼
wall material	▼
	▼
	▼
	▼