

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

FACSIMILE: (754) 321-4285

September 19, 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

<u>For Custodial Supervisor Use Only</u>	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed
<hr/>	
<hr/>	

On September 18, 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: Sam Bays, Director, Maintenance Operations
Shelley Meloni, Director, Pre-Construction
Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
Greg Neiman, Area Supervisor, Zone 1
Kurt Wirz, Area Manager Trades
Gerald Devio, Supervisor II Custodial
Benjamin Osborne, Supervisor II Custodial
Mark Murray, Supervisor II Custodial
Broward Teachers Union
Federation of Public Employees

South Broward High School
September 18, 2017

Indoor Air Quality assessments were conducted at South Broward High on September 18, 2017 for the following rooms as requested by the Head Custodian and Assistant Principal. The reported reason for the inspection was issues relating to storm water entering the rooms.

FISH 174, 200, 306, 329, 441, 604, 608, 611, 612, 617, 620, 727

Site staff report that the ceiling tiles within classrooms in Building 6 were moldy following Hurricane Irma. Since identification of this issue, the majority of ceiling tiles have been replaced. Stained ceiling tiles requiring cuts and around some supply registers still need to be changed. Site based staff should call in a work order for these specific rooms (FISH 201, 306, 441, 611, 612, 617, 727).

- These rooms also need to be thoroughly cleaned to remove dust and debris from the floor as well as horizontal and elevated surfaces.
- Portions of the wall surface in FISH 329 and 608 need to be cleaned with Wexcide.
- Supply and return grills should be wiped clean with Wexcide.

In addition, air filters inspected were due or past due to be changed. In FISH 601, the filter bank was not completely filled and air passes by unfiltered.

- Remove and replace filters; make sure that filters are dated and completely fill the space.
- The mechanical rooms (including entry doors) should be cleaned and free of dust/debris.

Generally, the relative humidity is elevated and/or greater than recommended range and the air temperature is just below the recommended range. The HVAC dampers & exhaust interlocks need to be evaluated and repaired by PPO/Maintenance throughout the campus and as previously reported during other IAQ Assessments (Building 6).

- Evaluate and repair HVAC dampers & exhaust interlocks
- Evaluate and repair HVAC system set points
- Exterior doors and windows need to remain closed.

Water intrusion from windows was reported for FISH 441. This appears to be an ongoing/unresolved issue requiring further attention by PPO/Maintenance.

- Remove wall material under and adjacent to windows to approximately 4 feet high
- Remove wall materials on walls adjacent to the North and South of the window wall approximately 4 feet high by 6 feet long.
- Confirm complete removal of wet ceiling material prior to build back
- Evaluate/Repair window seals prior to build back.

South Broward High School
September 18, 2017

Stained and wet ceiling material was observed in FISH 201 and appears to be related to leaking pipe/duct above the hard ceiling. This appears to be an ongoing/unresolved issue requiring further attention by PPO/Maintenance.

- Remove ceiling material adjacent to HVAC return vent.
- Confirm complete removal of wet ceiling material prior to build back
- Evaluate/Repair cause of leak

Window and storm shutters in FISH 329 do not close properly. This appears to be an ongoing/unresolved issue requiring further attention by PPO/Maintenance. No wet building materials were identified.

- Repair/replace window and shutters.

Small area of carpenter ant or termite damage in drywall in FISH 608

- Evaluate and treat area/building for pests.

Generally, the issues reported should/can be handled by Site based staff utilizing the Indoor Air Quality Protocol without the need for an IAQ Assessment. Work Orders for building maintenance/repairs should be called into PPO/Maintenance by Site Based Staff. Management of the cleanliness and performance of general onsite maintenance in correlation with equipment maintenance and setting of appropriate temperature and relative humidity set points within the buildings will alleviate most of these concerns.

Per this assessment, we are requesting Work Order creation for assessment of HVAC dampers & exhaust interlocks need to be evaluated and repaired by PPO/Maintenance throughout the campus, specifically Buildings 2, 3, 4, 6, & 17. All other recommendations within this assessment should be addressed by Site based Staff with cleaning or creation of work orders.