

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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February 7, 2018

Signature on File

TO: Olayemi Awofadeju, Principal
South Broward High

FROM: Alison Witoshynsky, 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
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On February 6, 2018, 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

IAQ Assessment

South Broward High

Evaluation Date February 6, 2018

Time of Day 10:30 AM

Outdoor Conditions Temperature 77.1

Relative Humidity 82.6

Ambient CO2 429

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
503	69.7	72 - 78	76.8	30% - 60%	600	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		1 CT near exit door
Walls	Concrete block		No		No		
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean		Yes	HVAC Supply Grills Clean		No		HVAC Return Grills Clean Yes
Walls Clean		Yes	Inside of Supply Duct Clean		Yes		Inside of Return Duct Clean Yes
Flooring Clean		Yes	Ceiling at Supply Grills Clean		No		
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		Yes	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			FISH 501S			Mechanical Room Clean Yes	
Filters Installed Properly		Yes	Filters Clean		No		Inside of HVAC Unit Clean Yes
Condensate Pan Clean		Yes	Cooling Coil Clean		Yes		
Fresh Air Intake Location			Thru exterior wall ▼			Fresh Air Intake Free of Obstruction Yes	
Pollutant Sources Near Air Intake			Not readily accessible ▼				

Observations

Occupant reports mold odor and on computer bags. Electronic/Technology storage and repair office. Lots of items on bookshelves and in aisle way. Cardboard boxes. A few new teacher laptop bags had spotty growth on zipper/handle area. One looked like it got wet/dirty and growth started at waterline. Fresh air intake damper is rusting.

Corrective Actions to be Completed by Site Based Staff

Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
Room to cluttered to clean properly	▼
Reduce Clutter & Remove cardboard boxes	▼
Store items in plastic containers with lids	▼
Thoroughly clean ALL surfaces	▼
Clean cases with wexcide or dispose if cannot	▼
Remove and replace A/C Filters	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
Evaluate fresh air damper at HVAC	▼
	▼
	▼
	▼
	▼

IAQ Assessment

South Broward High

Evaluation Date February 6, 2018

Time of Day 10:30 AM

Outdoor Conditions Temperature 77.1 Relative Humidity 82.6 Ambient CO2 429

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
900A	65.2	72 - 78	64.6	30% - 60%	790	MAX 700 > Ambient	0	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' X 4' Lay in		Yes		No		~15 CT along room perimeter	
Walls	Plaster		Yes		No			
Floor	Ceramic Tile		No		No			
Ceiling Clean		Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		No
Walls Clean		Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		Yes
Flooring Clean		Yes	Ceiling at Supply Grills Clean		No			
Room Surfaces Clean		No						
Trash Removed		Yes	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room		No
Signs of Pests		Yes	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			FISH 090A			Mechanical Room Clean		Yes
Filters Installed Properly		Yes	Filters Clean		No	Inside of HVAC Unit Clean		Yes
Condensate Pan Clean		Yes	Cooling Coil Clean		Yes			
Fresh Air Intake Location			Thru exterior wall ▼			Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake			Not readily accessible ▼					

Observations

Ongoing roof leak near perimeter of building (soffit missing on south & west sides). Roof leak (J824960) completed for FISH 900 (Gym), but canceled for FISH 900A (J836683). Multiple ceiling tiles stained needing cuts, two light lenses stained. Very cold in space and no occupants.

Plaster wall damage near water fountain and pooling water in stairwell to ACs; appears to be leak from water fountain chiller unit piping in upper wall. HVAC filters were very very dirty (06-2016) and not taped. Interior of unit dusty and portions of coil dirty.

Corrective Actions to be Completed by Site Based Staff

Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
Remove and replace A/C Filters	▼
Tape and date filters when replaced	▼
Thoroughly clean ALL surfaces	▼
Clean HVAC Return Grill with Wexcide	▼
Clean dust from ceiling tiles @ supply or replace	▼
	▼

Corrective Actions to be Completed by PPO

Set Temperature to 72 - 78 degrees	▼
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 (water fountain)	▼
Remove and replace wall material as needed	▼
	▼