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

#### **TELEPHONE (754) 321-4200**

FACSIMILE: (754) 321-4285

November	10, 2015	Signature on File	For Custodial Supervisor Use Only
TO:	James Mcd <b>Bair Midd</b>	ermott, Principal I <b>e</b>	Custodial Issues Addressed
FROM:		ver, Project Manager ntal Health & Safety Department	Custodial Issues Not Addressed
SUBJECT:	Indoor Air Qua	lity (IAQ) Assessment	

On November 9, 2015, I conducted an assessment at **Bair Middle 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.

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 Rich Volipi, Supervisor II Custodial Mark Murray, Supervisor II Custodial Sam Bays, Director, Maintenance Operations Kurt Wirz, Area Manager Trades

IAQ Assessment						
	Bair Middle Evaluation Dat	te November 9, 2015	Time of Day 11::	30 AM		
Outdoor Conditions Tempe	erature 85.6 Relative	e Humidity 77.4	Ambient CO2 42	25		
		Range         CO <sup>2</sup> % - 60%         1664		cupants 26		
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected			
Ceiling2' X 4' Lay inWallsEcoustic panel/drywaFloor12" x 12" Vinyl	No					
Ceiling CleanYesWalls CleanYesFlooring CleanYesRoom SurfacesYesCleanYes	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply Grills Clean	Yes Yes Yes	HVAC Return Grills Clean Inside of Return Duct Clean	No No		
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No		
	FISH #170A Filters Clean S Cooling Coil Clean	Yes Yes	Mechanical Room Clean Inside of HVAC Unit Clean	No Yes		
Fresh Air Intake Location Pollutant Sources Near Air Intake	Ducted to roof-top No	▼ ▼	Fresh Air Intake Free of Obstruction	Yes		
Observations Humidity and CO2 levels are h	igh. Return grills need to be clea	ined.				

Corrective Actions to be Completed by Site Based Staff

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Clean Mechanical Room	▼		
Clean HVAC return grills with Wexcide			
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## Corrective Actions to be Completed by PPO

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IAQ Assessment						
	Bair Middle	Evaluation Date	November 9, 20	Time of Day 11:	:30 AM	
Outdoor Conditions Ter	mperature 85.6	] Relative	Humidity 77.4	Ambient CO2 4	25	
FishTemperature17173.1	Ŭ		-	CO <sup>2</sup> Range         # O           688         MAX 700 >         [           Ambient         [	ccupants 28	
Noticeable Odor No		ter damage / ning?	Visible microbial growth?	Amount of material affected		
Ceiling2' X 4' Lay inWallsEcoustic panel/dryFloor12" x 12" Vinyl	ywall N	0 0				
Ceiling CleanYesWalls CleanYesFlooring CleanYesRoom Surfaces CleanYes	Gril Insi Duc Ceil	AC Supply Ils Clean ide of Supply ct Clean ling at Supply Ils Clean	Yes Yes	HVAC Return Grills Clean Inside of Return Duct Clean	No	
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Dr	Fans Working rain Traps Wet red in Room is containers	N/A N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No	
Mechanical Equipment Loca Filters Installed Properly Condensate Pan Clean	Yes	Filters Clean ng Coil Clean	Yes Yes	Mechanical Room Clean	No Yes	
Fresh Air Intake Location Pollutant Sources Near Air Intake	Ducted to roof-	top	▼  ▼	of Obstruction	Yes	
Observations Humidity and CO2 levels ar	e high. Return grills n	eed to be clean	ed.			

Corrective Actions to be Completed by Site Based Staff

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Clean Mechanical Room	▼		
Clean HVAC return grills with Wexcide			
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## Corrective Actions to be Completed by PPO

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IAQ Assessment						
	Bair Middle	Evaluation Date	November 9, 2	2015 <b>Time of Day</b> 1	1:30 AM	
Outdoor Conditions Ter	mperature 85.6	] Relative	Humidity 77.	.4 Ambient CO2	425	
FishTemperature16874.2			Range 6 - 60%	CO <sup>2</sup> Range         # (           1619         MAX 700 >         Ambient	<b>Dccupants</b>	
Noticeable Odor No		ter damage / ning?	Visible microbia growth?	al Amount of material affected		
Ceiling2' X 4' Lay inWallsEcoustic panel/drFloor12" x 12" Vinyl	ywall N	。 。				
Ceiling CleanYesWalls CleanYesFlooring CleanYesRoom Surfaces CleanYes	Gril Insi Duc Cei	AC Supply Is Clean de of Supply of Clean ling at Supply Is Clean	Yes Yes	HVAC Return Grills Clean Inside of Return Duct Clean	No	
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Dr	Fans Working rain Traps Wet red in Room is rontainers	N/A N/A N/A	Unapproved Chemicals Cleaners in Room Air Fresheners in Room	/ <u>No</u> No	
Mechanical Equipment Loca Filters Installed Properly Condensate Pan Clean	Yes	Filters Clean ng Coil Clean	Yes Yes	Mechanical Room Clean		
Fresh Air Intake Location Pollutant Sources Near Air Intake	Ducted to roof-	top		<ul> <li>▼ Fresh Air Intake Free of Obstruction</li> </ul>	Yes	
Observations Humidity and CO2 levels a	re high. Return grills n	eed to be clear	ned.			

Corrective Actions to be Completed by Site Based Staff

Clean Mechanical Room		
Clean HVAC return grills with Wexcide		
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## Corrective Actions to be Completed by PPO

	IAQ Assess	ment		
	Bair Middle Evaluation Da	te November 9, 2015	Time of Day 11:	30 AM
Dutdoor Conditions Temper	ature 85.6 Relative	e Humidity 77.4	Ambient CO2 4	25
	angeRelative Humidity2 - 7874.830	Range         CO <sup>2</sup> % - 60%         1668		25
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsEcoustic panel/drywallFloor12" x 12" Vinyl				
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	No
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	No
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes		
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of PestsNoRoom ClutteredNo	Drain Traps Wet Food if Stored in Room is in Sealed Containers	No N/A	Air Fresheners in Room	No
Mechanical Equipment Location	FISH #170A		Mechanical Room Clean	No
Filters Installed Properly	s Filters Clean	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes	S Cooling Coil Clean	Yes		
Fresh Air Intake Location	Ducted to roof-top	▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	Νο	▼		
Observations Return grills need to be cleaned high.	I. Science Room - 2 traps are di	ry (sink and floor drain)	. CO2 and humidity level	s are

#### Corrective Actions to be Completed by Site Based Staff

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# Corrective Actions to be Completed by PPO

▼	Repair HVAC to reduce CO2 level in classroom
▼	Repair HVAC to Reduce Humidity Levels
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