

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

FACSIMILE: (754) 321-4285

March 20, 2017

Signature on File

TO: Shernette Grant, Principal
William Dandy Middle

FROM: Alison Witoshynsky, Project Manger
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 March 16, 2017, I conducted an assessment at **William Dandy 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.

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

Dandy, William Middle

Evaluation Date March 16, 2017

Time of Day 2:05 PM

Outdoor Conditions Temperature 73.6 Relative Humidity 30.7 Ambient CO2 462

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
713	72.2	72 - 78	41.7	30% - 60%	1083	MAX 700 > Ambient	16	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' X 4' Lay in		No		No			
Walls	Plaster		Yes		Yes		~8 ft x 4 ft, also behind cabinet	
Floor	12" x 12" Vinyl		No		No			
Ceiling Clean		No	HVAC Supply Grills Clean		No	HVAC Return Grills Clean		No
Walls Clean		Yes	Inside of Supply Duct Clean		N/A	Inside of Return Duct Clean		No
Flooring Clean		Yes	Ceiling at Supply Grills Clean		No			
Room Surfaces Clean		Yes						
Trash Removed		No	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room		No
Signs of Pests		No	Drain Traps Wet		Yes	Air Fresheners in Room		No
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location			FISH 726			Mechanical Room Clean		No
Filters Installed Properly		Yes	Filters Clean		No	Inside of HVAC Unit Clean		No
Condensate Pan Clean		Yes	Cooling Coil Clean		N/A			
Fresh Air Intake Location			Roof top ▼			Fresh Air Intake Free of Obstruction		N/A
Pollutant Sources Near Air Intake			Not readily accessible ▼					

Observations

Teacher reports concern for mold in classroom. States that the sink initially operates correctly, but after the water is on for a bit (during hand washing) that the faucet leaks from the top. Trash can was approx. 1/2 full at time of inspection. Damaged and moldy plaster behind and next to sink/sink cabinets near classroom entrance. All materials currently dry. Ceiling tiles near supply grills are dusty. HVAC filters are dirty, scheduled to be changed 3/24/17.

Corrective Actions to be Completed by Site Based Staff

Clean dust from ceiling tiles or replace	▼
Thoroughly clean elevated surfaces	▼
Sweep floor in the mechanical room	▼
Remove and replace A/C Filters	▼
Date the filters properly	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of water damaged	▼
wall material	▼
Remove and replace wall material as needed	▼
Ceiling tile cuts needed around supply vents	▼
Clean entire HVAC system - unit and drops	▼
Repair leak sinks / faucets	▼
	▼
	▼