

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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August 24, 2017

Signature on File

TO: Janet Morales, Principal
New Renaissance Middle

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 August 23, 2017, I conducted an assessment at **New Renaissance 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: 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

New Renaissance Middle

Evaluation Date August 23, 2017

Time of Day 1054

Outdoor Conditions Temperature 83.3

Relative Humidity 95.1

Ambient CO2 461

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
207	71.2	72 - 78	60.0	30% - 60%	682	MAX 700 > Ambient	1
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		No		No		
Walls	Plaster / Drywall		No		No		
Floor	12" x 12" Vinyl		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		No
Flooring Clean	Yes	Ceiling at Supply Grills Clean		Yes			
Room Surfaces Clean	Yes						
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	No	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location	FISH 209					Mechanical Room Clean	Yes
Filters Installed Properly	Yes	Filters Clean		Yes	Inside of HVAC Unit Clean		Yes
Condensate Pan Clean		Cooling Coil Clean		Yes			
Fresh Air Intake Location	Roof top through secondary unit ▼					Fresh Air Intake Free of Obstruction	N/A
Pollutant Sources Near Air Intake	Not readily accessible ▼						

Observations

Classroom. HFSP report growth observed toward the end of the summer. At some point after Top-Down cleaning the A/C stopped working in this area and growth observed on wall surfaces and desks, not billboards. Surfaces have been cleaned utilizing specified procedures. Temperature is low. Relative Humidity is elevated but within range. Windows do not close all the way, dust present in gaps of windows.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean ALL surfaces (windows)	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Clean HVAC return grills and drops	▼
Evaluate and repair HVAC system as needed	▼
Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
	▼
	▼
	▼
	▼

