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

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**TELEPHONE (754) 321-4200** 

February 1, 2	O17 Signature on File	For Custodial Supervisor Use Only
TO:	Melinda Frame Wessinger, Principal	Custodial Issues Addressed
	New River Middle	Custodial Issues Not Addressed
FROM:	Alison Witoshynsky, Project Manager Environmental Health & Safety Department	
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On January 31, 2017, I conducted an assessment at **New River 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

10:00

Outdoor Conditions Temp	erature 70.5 Relative	Humidity 36.0	Ambient CO2 59	95
		Range <u>CO</u> <sup>2</sup> % - <b>60</b> %		cupants 20
Noticeable Odor No  Ceiling 2' X 4' Lay in  Walls Drywall	Visible water damage / staining? Yes Yes	Visible microbial growth?  No  No	Amount of material affected  8 ceiling panels  2 SF	
Floor 12" x 12" Vinyl	No	No		
Ceiling Clean Yes Walls Clean No Flooring Clean Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean	No Yes	HVAC Return Grills Clean Inside of Return Duct Clean	No N/A
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes		
Trash Removed Yes  Signs of Pests No  Room Cluttered No	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
	res Filters Clean Cooling Coil Clean	Yes Yes	Mechanical Room Clean Inside of HVAC Unit Clean	Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake	Roof top None	▼	Fresh Air Intake Free of Obstruction	Yes
Observations Custodian reports damaged c	eiling tile in FISH 158 at suspecte	d roof leak. Roof prev	riously leaked in this room	and

was repaired. Water pooled on the floor and was observed along NORTH wall. Portions of NORTH wall wet, @ 2 SF near roof leak/missing ceiling tile location. Movable partition wall discolored near floor (approx. 1 foot). Assist. Principal reports that FISH 158 has strong odor after returning from weekend with HVAC system off. Portions of North wall in FISH 158/160 wet from floor to approx 1 ft, but no mold growth observed.

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

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#### Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tile	▼
Remove and replace wall material as needed	▼
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Outdoor Conditions Tempe	erature 70.5 Relative	e Humidity 36.0	Ambient CO2 5	95
		Range CO % - 60%		ccupants 16
Noticeable Odor No  Ceiling 2' X 4' Lay in  Walls Drywall  Floor 12" x 12" Vinyl	Visible water damage / staining?  No  Yes  No	Visible microbial growth?  No  No  No	Amount of material affected  6 SF, behind desk/bool	kshelf
Ceiling Clean  Walls Clean  Flooring Clean  Room Surfaces Clean	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply Grills Clean	No Yes Yes	HVAC Return Grills Clean Inside of Return Duct Clean	No N/A
Trash Removed Yes  Signs of Pests No  Room Cluttered No	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
	es Filters Clean Cooling Coil Clean	Yes Yes	Mechanical Room Clean Inside of HVAC Unit Clean	Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake	Roof top None	▼	Fresh Air Intake Free of Obstruction	Yes

#### **Observations**

Custodian reports damaged ceiling tile in FISH 158 (adjacent room) at assumed roof leak. Roof previously leaked in FISH 158 and was repaired. Water pooled on the floor at FISH 158 and potentally flowed along the NORTH wall toward FISH 160. Portions of NORTH wall wet in FISH 160; approximately 6 SF behind teachers desk and bookshelf. Movable partition wall discolored near floor (approx. 1 foot).

Portions of North wall in FISH 158/160 wet from floor to approx 1 ft, but no mold growth observed.

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

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#### Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tile	▼
Remove and replace wall material as needed	▼
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**Evaluation Date** 

New River Middle

January 31, 2017

Custodian reports damaged ceiling tile in FISH 158 (adjacent room) at assumed roof leak. Roof previously leaked in FISH 158 and was repaired. All floor and wall materials dry. A stained ceiling tile observed on shared wall with FISH 158, but not directly adjacent to leak area in FISH 158. Movable partition wall discolored near floor (approx. 1 foot).

## Corrective Actions to be Completed by Site Based Staff

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#### Corrective Actions to be Completed by PPO

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Evaluate and repair cause of stained ceiling tile	▼
Clean HVAC return grills and drops	▼
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