

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

FACSIMILE: (754) 321-4285

September 20, 2017

Signature on File

TO: Raynar Garranchan, Principal
Nova Middle

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
<hr/>	
<hr/>	

On September 19, 2017, I conducted an assessment at **Nova 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

Nova Middle

Evaluation Date September 19, 2017

Time of Day 1045

Outdoor Conditions Temperature 87.7

Relative Humidity 74.5

Ambient CO2 550

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
243/243A	74.7	72 - 78	74.5	30% - 60%	466	MAX 700 > Ambient	0
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		CT warped	
Ceiling	2' X 4' Lay in		No	No			
Walls	Plaster/concrete		No	No			
Floor	Ceramic Tile		No	No			
Ceiling Clean	Yes	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	Yes		
Walls Clean	No	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	No	Food if Stored in Room is in Sealed Containers	N/A				
Mechanical Equipment Location	FISH 244				Mechanical Room Clean	Yes	
Filters Installed Properly	No	Filters Clean	No	Inside of HVAC Unit Clean	Yes		
Condensate Pan Clean	Yes	Cooling Coil Clean	No				
Fresh Air Intake Location	Roof top ▼				Fresh Air Intake Free of Obstruction	N/A	
Pollutant Sources Near Air Intake	Not readily accessible ▼						

Observations

FISH 243 - Girls Locker Room. Small area of light dust on wall near supply grill. Light dust on supply grills.
 FISH 243A - Storage closet for sports equipment. Some items have microbial growth as a result of high humidity/remaining dust & dirt. Need to be cleaned or disposed. Ceiling tiles around supply vent are dusty/dirty. Return grill is dusty.
 FISH 244 (Mech Rm) HVAC system recently worked on and manipulated in order to operate. Needs further evaluation for repair/replacement

Corrective Actions to be Completed by Site Based Staff

Wipe wall with wexcide and evaluate/monitor	▼
Wipe shelves with wexcide and evaluate/monitor	▼
(FISH 244)	▼
Remove and replace A/C Filters	▼
Date the filters properly	▼
Remove return grill and vacuum	▼
Clean HVAC Return Grill with Wexcide	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Repair HVAC to Reduce Humidity Levels	▼
Install appropriate filter spacer in HVAC	▼
Evaluate HVAC system for replacement	▼
	▼
	▼
	▼
	▼

IAQ Assessment

Nova Middle

Evaluation Date September 19, 2017

Time of Day 1045

Outdoor Conditions Temperature 87.7

Relative Humidity 74.5

Ambient CO2 550

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
250	78.2	72 - 78	79.4	30% - 60%	459	MAX 700 > Ambient	4	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' X 4' Lay in		No		No			
Walls	Plaster/concrete		No		No			
Floor	Ceramic Tile		No		No			
Ceiling Clean		No	HVAC Supply Grills Clean		Yes	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		No	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location			FISH 244			Mechanical Room Clean		Yes
Filters Installed Properly		No	Filters Clean		No	Inside of HVAC Unit Clean		No
Condensate Pan Clean		No	Cooling Coil Clean		No			
Fresh Air Intake Location			Roof top ▼			Fresh Air Intake Free of Obstruction		N/A
Pollutant Sources Near Air Intake			Not readily accessible ▼					

Observations

FISH 250A (Mech Rm) Fresh air duct rusted through not operating properly. Other portions of the HVAC unit rusted, coil very dirty.

FISH 250 (Boys Locker Room) Ceiling tiles dusty around supply grill(s). Upper portions of lockers dusty.

Corrective Actions to be Completed by Site Based Staff

Clean dust from ceiling tiles or replace	▼
Ensure ceiling tiles are installed properly	▼
Thoroughly clean elevated surfaces	▼
Thoroughly clean horizontal surfaces	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate HVAC system for replacement	▼
Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
Ceiling tile cuts needed around supply vents	▼
	▼
	▼
	▼
	▼