

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

FACSIMILE: (754) 321-4285

January 25, 2017

Signature on File

TO: Valerie Harris, Principal
Olsen Middle

FROM: Alison Witoshynsky, 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 January 24, 2017, I conducted an assessment at **Olsen 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

Olsen Middle

Evaluation Date January 24, 2017

Time of Day 1:00 pm

Outdoor Conditions Temperature 74.9 Relative Humidity 46.6 Ambient CO2 577

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
616	77.2	72 - 78	48.7	30% - 60%	677	MAX 700 > Ambient	0
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="checkbox"/> Yes		<input type="checkbox"/> No		<input type="checkbox"/> No		<input type="text"/>	
Ceiling	<input style="width: 100%;" type="text" value="2' X 2' Lay in"/>		<input type="checkbox"/> No	<input type="checkbox"/> No		<input type="text"/>	
Walls	<input style="width: 100%;" type="text" value="Plaster"/>		<input type="checkbox"/> Yes	<input type="checkbox"/> No		<input style="width: 100%;" type="text" value="FISH 615, ~1 SF"/>	
Floor	<input 12"="" style="width: 100%;" type="text" value="12" vinyl"="" x=""/>		<input type="checkbox"/> No	<input type="checkbox"/> No		<input type="text"/>	
Ceiling Clean	<input type="checkbox"/> No	HVAC Supply Grills Clean	<input type="checkbox"/> Yes		HVAC Return Grills Clean	<input type="checkbox"/> Yes	
Walls Clean	<input type="checkbox"/> Yes	Inside of Supply Duct Clean	<input type="checkbox"/> Yes		Inside of Return Duct Clean	<input type="checkbox"/> N/A	
Flooring Clean	<input type="checkbox"/> Yes	Ceiling at Supply Grills Clean	<input type="checkbox"/> No				
Room Surfaces Clean	<input type="checkbox"/> Yes				Unapproved Chemicals / Cleaners in Room	<input type="checkbox"/> No	
Trash Removed	<input type="checkbox"/> Yes	Exhaust Fans Working	<input type="checkbox"/> N/A		Air Fresheners in Room	<input type="checkbox"/> No	
Signs of Pests	<input type="checkbox"/> No	Drain Traps Wet	<input type="checkbox"/> N/A				
Room Cluttered	<input type="checkbox"/> No	Food if Stored in Room is in Sealed Containers	<input type="checkbox"/> N/A				
Mechanical Equipment Location	<input style="width: 100%;" type="text" value="FISH 615"/>				Mechanical Room Clean	<input type="checkbox"/> Yes	
Filters Installed Properly	<input type="checkbox"/> Yes	Filters Clean	<input type="checkbox"/> Yes		Inside of HVAC Unit Clean	<input type="checkbox"/> Yes	
Condensate Pan Clean	<input type="checkbox"/> N/A	Cooling Coil Clean	<input type="checkbox"/> Yes				
Fresh Air Intake Location	<input style="width: 100%;" type="text" value="Through Door"/>				Fresh Air Intake Free of Obstruction	<input type="checkbox"/> Yes	
Pollutant Sources Near Air Intake	<input style="width: 100%;" type="text" value="None"/>						

Observations

Room is computer lab, unoccupied during inspection.

Custodian reported new staining on wall near floor/return vent of FISH 615 (HVAC Closet for FISH 616). Condensate drain may have backed up.

Corrective Actions to be Completed by Site Based Staff

Clean ceilings around HVAC supply grills	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of water damaged	▼
wall material	▼
Remove and replace wall material as needed	▼
Evaluate condensate drain line for clog	▼
	▼
	▼
	▼
	▼