

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

FACSIMILE: (754) 321-4285

May 2, 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

<u>For Custodial Supervisor Use Only</u>	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed
<hr/>	
<hr/>	

On May 2, 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 April 28, 2017

Time of Day 2:10 PM

Outdoor Conditions Temperature 85.7 Relative Humidity 79.1 Ambient CO2 487

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
502	74.6	72 - 78	61.5	30% - 60%	820	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		Yes		No		@ 2 SF on wall next to HVAC	
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		N/A	Inside of Return Duct Clean		N/A
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		Yes	Drain Traps Wet		N/A	Air Fresheners in Room		No
Room Cluttered		Yes	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location			FISH 501			Mechanical Room Clean		Yes
Filters Installed Properly		Yes	Filters Clean		Yes	Inside of HVAC Unit Clean		Yes
Condensate Pan Clean		N/A	Cooling Coil Clean		N/A			
Fresh Air Intake Location			Exterior corridor, adjacent ▼			Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake			No ▼					

Observations

Artificial plant
 Lots of loose papers throughout the classroom and in storage closet.
 Return vent over teacher's desk has wasp nest behind grill.
 Plaster damaged on wall shared with HVAC closet near drain side. May be a result of past overflow.
 CO2 levels seem elevated with only 1 person in the room. May need additional evaluation.

Corrective Actions to be Completed by Site Based Staff

Remove & Clean HVAC Return Grill with Wexcide	▼
Encourage occupant to reduce clutter	▼
Date the filters properly	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of water damaged	▼
wall material	▼
Repair HVAC to Reduce Humidity Levels	▼
Repair HVAC to Reduce CO2 Levels	▼
	▼
	▼
	▼
	▼

IAQ Assessment

Olsen Middle

Evaluation Date April 28, 2017

Time of Day 2:10 PM

Outdoor Conditions Temperature 85.7 Relative Humidity 79.1 Ambient CO2 487

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
913	77.7	72 - 78	56.8	30% - 60%	2004	MAX 700 > Ambient	0
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		2' X 4' Lay in		Plaster / Drywall		12" x 12" Vinyl	
No		No		Yes		No	
No		No		No		@ 1 SF on window sill	
No		No		No		No	
Ceiling Clean	Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	No		
Walls Clean	Yes	Inside of Supply Duct Clean	N/A	Inside of Return Duct Clean	N/A		
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	Yes	Food if Stored in Room is in Sealed Containers	N/A				
Mechanical Equipment Location	FISH 912					Mechanical Room Clean	Yes
Filters Installed Properly	Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes		
Condensate Pan Clean	N/A	Cooling Coil Clean	N/A				
Fresh Air Intake Location	Exterior corridor, adjacent					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No						

Observations

FISH 913A (storage closet) - server in closet, cluttered shelves with cardboard boxes.
 T = 79.0; RH = 54.4; CO2 = 2011
 Window in entry door missing, covered with plywood.
 Window sill behind teacher's desk area has evidence of past water damage. Small areas still wet.

Corrective Actions to be Completed by Site Based Staff

Encourage occupant to reduce clutter	▼
Remove cardboard boxes	▼
Date the filters properly	▼
Clean HVAC Return Grill with Wexcide	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to Reduce CO2 Levels	▼
Evaluate and repair cause of water damaged wall material @ window sill	▼
Seal windows from outside	▼
Confirm work order for window @ door replacement	▼
Set Temperature to 72 - 78 degrees (913A)	▼
Evaluate ventilation/temp of closet with server	▼
	▼