

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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October 10, 2017

Signature on File

TO: Dr. Sherri Wilson, Principal
Plantation 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
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On October 9, 2017, I conducted an assessment at **Plantation 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

Plantation Middle

Evaluation Date October 9, 2017

Time of Day 1:45

Outdoor Conditions Temperature 89.6 Relative Humidity 73.7 Ambient CO2 439

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
158B	76.0	72 - 78	62.6	30% - 60%	1356	MAX 700 > Ambient	0	
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' X 4' Lay in		Yes		No		dusty CT, 2 CT with cuts	
Walls	Plaster		Yes		No		@ 6' x 6' damaged	
Floor	12" x 12" Vinyl		No		No			
Ceiling Clean		No	HVAC Supply Grills Clean		No	HVAC Return Grills Clean		No
Walls Clean		Yes	Inside of Supply Duct Clean		No	Inside of Return Duct Clean		No
Flooring Clean		Yes	Ceiling at Supply Grills Clean		N/a			
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			Window unit			Mechanical Room Clean		N/A
Filters Installed Properly		Yes	Filters Clean		Yes	Inside of HVAC Unit Clean		No
Condensate Pan Clean		N/A	Cooling Coil Clean		Yes			
Fresh Air Intake Location			Outside room ▼			Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake			No ▼					

Observations

Plaster wall damaged underneath wall AC unit. Possible that the AC unit is draining (at least partially) into wall.

Corrective Actions to be Completed by Site Based Staff

Remove dust and Clean inside of HVAC	▼
Vacuum/wexcide window unit grills	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Evaluate and repair cause of water damaged	▼
wall material	▼
Remove and replace wall material as needed	▼
Evaluate exterior cracks and repair as needed	▼
Evaluate the routing of the condensate drain	▼
Seal openings around A/C unit	▼
	▼

IAQ Assessment

Plantation Middle

Evaluation Date October 9, 2017

Time of Day 1:45

Outdoor Conditions Temperature 89.6

Relative Humidity 73.7

Ambient CO2 439

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
519	74.2	72 - 78	70.8	30% - 60%	577	MAX 700 > Ambient	0
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		3 CT, 2 with cuts	
Ceiling	2' X 4' Lay in		Yes	No		@ 6" to 4' up N & E walls	
Walls	Plaster		Yes	No			
Floor	12" x 12" Vinyl		No	No			

Ceiling Clean	Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	No
Walls Clean	No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	No
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 519A			Mechanical Room Clean	No
Filters Installed Properly	Yes	Filters Clean	No	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean	N/A	Cooling Coil Clean	Yes		

Fresh Air Intake Location	Thru exterior wall ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No ▼		

Observations

Drywall damaged on North and East walls. No reports of damaged wall materials on 2nd floor. Cracks present at seams in stucco on exterior, at windows, and at fresh air intakes. Light fixture present on East side exterior (may need to be sealed). Drywall damaged around fresh air intake in FISH 519A & 520 (need to check all HVAC closets). Three ceiling tiles are wet, 2 in NE corner; 1 along N wall above window. Other CT are wet in adjacent hallway.

Corrective Actions to be Completed by Site Based Staff

Thoroughly dust/clean ALL surfaces	▼
Clean dust from ceiling tiles or replace	▼
Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
Remove return grill and vacuum	▼
Remove and replace A/C Filters following removal & replacement of wall materials	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Repair HVAC to Reduce Humidity Levels	▼
Evaluate and repair cause of water damaged wall material	▼
Remove and replace wall material as needed	▼
Evaluate exterior cracks and repair as needed	▼
Seal opening at fresh air intake	▼
	▼