

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

FACSIMILE: (754) 321-4285

September 20, 2016

Signature on File

TO: Sonja Braziel, Principal
Pompano Beach Middle

FROM: Daniel Meyer, Project Manger
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, 2016, I conducted an assessment at **Pompano Beach 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.

DM: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
Rich Volpi, Supervisor II Custodial
Mark Murray, Supervisor II Custodial
Sam Bays, Director, Maintenance Operations
Kurt Wirz, Area Manager Trades

IAQ Assessment

Pompano Beach Middle

Evaluation Date September 19, 2016

Time of Day 11:00 AM

Outdoor Conditions Temperature 87.5 Relative Humidity 77.1 Ambient CO2 405

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
772C	75.1	72 - 78	56.1	30% - 60%	1385	MAX 700 > Ambient	3	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' X 4' Lay in		Yes		No		3 tiles	
Walls	Homasote / Tackboard		Yes		No		under windows + A/C units	
Floor	12" x 12" Vinyl		No		No			
Ceiling Clean		Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		Yes
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		No	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location			Window units			Mechanical Room Clean		N/A
Filters Installed Properly		Yes	Filters Clean		Yes	Inside of HVAC Unit Clean		Yes
Condensate Pan Clean		Yes	Cooling Coil Clean		Yes			
Fresh Air Intake Location			Window unit ▼			Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake			No ▼					

Observations

Roof leaks in portable. 3 water stained tiles. Water damaged wall under windows and A/C units

Corrective Actions to be Completed by Site Based Staff

Wipe condensation in light fixtures	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair Cause of Stained Ceiling Tiles	▼
Install new ceiling tile upon repair, cuts needed	▼
Evaluate water damaged wall under windows	▼
Evaluate wall under A/C units	▼
	▼
	▼
	▼
	▼

IAQ Assessment

Pompano Beach Middle

Evaluation Date September 19, 2016

Time of Day 11:00 AM

Outdoor Conditions Temperature 87.5 Relative Humidity 77.1 Ambient CO2 405

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
773C	75.1	72 - 78	61	30% - 60%	2540	MAX 700 > Ambient	25
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes		No		12 tiles
Walls	Homasote / Tackboard		Yes		No		under windows + A/C units
Floor	12" x 12" Vinyl		No		No		

Ceiling Clean	Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
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	No	Food if Stored in Room is in Sealed Containers	N/A		

Mechanical Equipment Location	Window units			Mechanical Room Clean	N/A
Filters Installed Properly	Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean	Yes	Cooling Coil Clean	Yes		

Fresh Air Intake Location	Window unit ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No ▼		

Observations

Roof leaks in portable. 12 water stained tiles. Water damaged wall under windows and A/C units

Corrective Actions to be Completed by Site Based Staff

Wipe condensation in light fixtures	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair Cause of Stained Ceiling Tiles	▼
Install new ceiling tile upon repair, cuts needed	▼
Evaluate water damaged wall under windows	▼
Evaluate wall under A/C units	▼
Repair HVAC to reduce CO2 level in classroom	▼
	▼
	▼
	▼