

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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March 7, 2017

Signature on File

TO: Cory Ann Smith, Principal
Ramblewood Middle

FROM: Daniel Meyer, Project Manger
Environmental Health & Safety Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only

Custodial Issues Addressed

Custodial Issues Not Addressed

On March 6, 2017, I conducted an assessment at **Ramblewood 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
Mark Murray, Supervisor II Custodial
Sam Bays, Director, Maintenance Operations
Kurt Wirz, Area Manager Trades

IAQ Assessment

Ramblewood Middle

Evaluation Date

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
<input type="text" value="184"/>	<input type="text" value="72.2"/>	<input type="text" value="72 - 78"/>	<input type="text" value="52.1"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="1640"/>	<input type="text" value="MAX 700 > Ambient"/>	<input type="text" value="26"/>
Noticeable Odor		<input type="text" value="No"/>	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	<input type="text" value="2' X 4' Lay in"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>
Walls	<input type="text" value="Folding Partition"/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>
Floor	<input 12"="" type="text" value="12" vinyl"="" x=""/>		<input type="text" value="No"/>		<input type="text" value="No"/>		<input type="text"/>

Ceiling Clean	<input type="text" value="Yes"/>	HVAC Supply Grills Clean	<input type="text" value="Yes"/>	HVAC Return Grills Clean	<input type="text" value="No"/>
Walls Clean	<input type="text" value="Yes"/>	Inside of Supply Duct Clean	<input type="text" value="Yes"/>	Inside of Return Duct Clean	<input type="text" value="No"/>
Flooring Clean	<input type="text" value="Yes"/>	Ceiling at Supply Grills Clean	<input type="text" value="No"/>		
Room Surfaces Clean	<input type="text" value="Yes"/>				

Trash Removed	<input type="text" value="Yes"/>	Exhaust Fans Working	<input type="text" value="N/A"/>	Unapproved Chemicals / Cleaners in Room	<input type="text" value="No"/>
Signs of Pests	<input type="text" value="No"/>	Drain Traps Wet	<input type="text" value="N/A"/>	Air Fresheners in Room	<input type="text" value="No"/>
Room Cluttered	<input type="text" value="No"/>	Food if Stored in Room is in Sealed Containers	<input type="text" value="N/A"/>		

Mechanical Equipment Location	<input type="text" value="FISH #187"/>		Mechanical Room Clean	<input type="text" value="Yes"/>	
Filters Installed Properly	<input type="text" value="Yes"/>	Filters Clean	<input type="text" value="Yes"/>	Inside of HVAC Unit Clean	<input type="text" value="Yes"/>
Condensate Pan Clean	<input type="text" value="Yes"/>	Cooling Coil Clean	<input type="text" value="Yes"/>		

Fresh Air Intake Location	<input type="text" value="Ducted to roof-top"/>	Fresh Air Intake Free of Obstruction	<input type="text" value="Yes"/>
Pollutant Sources Near Air Intake	<input type="text" value="No"/>		

Observations

Elevated CO2 levels. Ceiling around the supply grills need to be cleaned. Return grill and ductwork need to be cleaned.

Corrective Actions to be Completed by Site Based Staff

Clean ceilings around HVAC supply grills	▼
Vacuum/wipe return grill	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce CO2 level in classroom	▼
Clean return air ductwork	▼
Ceiling tile cuts needed around supply vents	▼
	▼
	▼
	▼
	▼

IAQ Assessment

Ramblewood Middle

Evaluation Date

Time of Day

Outdoor Conditions Temperature

Relative Humidity

Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
<input type="text" value="202"/>	<input type="text" value="74.1"/>	<input type="text" value="72 - 78"/>	<input type="text" value="43.1"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="1226"/>	<input type="text" value="MAX 700 > Ambient"/>	<input type="text" value="26"/>
Noticeable Odor		<input type="text" value="No"/>	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	<input type="text" value="2' X 4' Lay in"/>		<input type="text" value="Yes"/>	<input type="text" value="No"/>		<input type="text" value="4 tiles"/>	
Walls	<input type="text" value="Plaster"/>		<input type="text" value="No"/>	<input type="text" value="No"/>		<input type="text"/>	
Floor	<input 12"="" type="text" value="12" vinyl"="" x=""/>		<input type="text" value="No"/>	<input type="text" value="No"/>		<input type="text"/>	
Ceiling Clean	<input type="text" value="Yes"/>	HVAC Supply Grills Clean		<input type="text" value="No"/>	HVAC Return Grills Clean		<input type="text" value="No"/>
Walls Clean	<input type="text" value="Yes"/>	Inside of Supply Duct Clean		<input type="text" value="Yes"/>	Inside of Return Duct Clean		<input type="text" value="No"/>
Flooring Clean	<input type="text" value="Yes"/>	Ceiling at Supply Grills Clean		<input type="text" value="No"/>			
Room Surfaces Clean	<input type="text" value="Yes"/>						
Trash Removed	<input type="text" value="Yes"/>	Exhaust Fans Working		<input type="text" value="N/A"/>	Unapproved Chemicals / Cleaners in Room		<input type="text" value="No"/>
Signs of Pests	<input type="text" value="No"/>	Drain Traps Wet		<input type="text" value="No"/>	Air Fresheners in Room		<input type="text" value="No"/>
Room Cluttered	<input type="text" value="No"/>	Food if Stored in Room is in Sealed Containers		<input type="text" value="N/A"/>			
Mechanical Equipment Location	<input type="text" value="FISH #203"/>					Mechanical Room Clean	<input type="text" value="Yes"/>
Filters Installed Properly	<input type="text" value="Yes"/>	Filters Clean		<input type="text" value="No"/>	Inside of HVAC Unit Clean		<input type="text" value="Yes"/>
Condensate Pan Clean	<input type="text" value="No"/>	Cooling Coil Clean		<input type="text" value="Yes"/>			
Fresh Air Intake Location	<input type="text" value="Ducted to roof-top"/>					Fresh Air Intake Free of Obstruction	<input type="text" value="Yes"/>
Pollutant Sources Near Air Intake	<input type="text" value="No"/>						

Observations

Elevated CO2 levels. Ceiling around the supply grills need to be cleaned. Return ductwork need to be cleaned. Both Supply and Return air grills need to be cleaned. Drain backed up on AHU. Traps dry on all lab sinks in classroom.

Corrective Actions to be Completed by Site Based Staff

Clean ceilings around HVAC supply grills	▼
Vacuum/wipe return grill	▼
Replace stained ceiling tiles after repair	▼
Clean HVAC supply grill with wexcide	▼
Vacuum/wipe return grill	▼
Pour water down drains when not in use	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce CO2 level in classroom	▼
Clean return air ductwork	▼
Ceiling tile cuts needed around supply vents	▼
Clean condensate pan	▼
	▼
	▼
	▼

IAQ Assessment

Ramblewood Middle

Evaluation Date

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
<input type="text" value="214"/>	<input type="text" value="72.9"/>	<input type="text" value="72 - 78"/>	<input type="text" value="48.7"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="1322"/>	<input type="text" value="MAX 700 > Ambient"/>	<input type="text" value="30"/>
Noticeable Odor		<input type="text" value="No"/>	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	<input type="text" value="2' X 4' Lay in"/>		<input type="text" value="Yes"/>	<input type="text" value="No"/>		<input type="text" value="2 tiles"/>	
Walls	<input type="text" value="Plaster"/>		<input type="text" value="No"/>	<input type="text" value="No"/>		<input type="text"/>	
Floor	<input 12"="" type="text" value="12" vinyl"="" x=""/>		<input type="text" value="No"/>	<input type="text" value="No"/>		<input type="text"/>	
Ceiling Clean		<input type="text" value="Yes"/>	HVAC Supply Grills Clean		<input type="text" value="Yes"/>	HVAC Return Grills Clean	
Walls Clean		<input type="text" value="Yes"/>	Inside of Supply Duct Clean		<input type="text" value="Yes"/>	Inside of Return Duct Clean	
Flooring Clean		<input type="text" value="Yes"/>	Ceiling at Supply Grills Clean		<input type="text" value="No"/>		
Room Surfaces Clean		<input type="text" value="Yes"/>					
Trash Removed		<input type="text" value="Yes"/>	Exhaust Fans Working		<input type="text" value="N/A"/>	Unapproved Chemicals / Cleaners in Room	
Signs of Pests		<input type="text" value="No"/>	Drain Traps Wet		<input type="text" value="N/A"/>	Air Fresheners in Room	
Room Cluttered		<input type="text" value="No"/>	Food if Stored in Room is in Sealed Containers		<input type="text" value="N/A"/>		
Mechanical Equipment Location			<input type="text" value="FISH #210"/>			Mechanical Room Clean	
Filters Installed Properly		<input type="text" value="Yes"/>	Filters Clean		<input type="text" value="Yes"/>	Inside of HVAC Unit Clean	
Condensate Pan Clean		<input type="text" value="Yes"/>	Cooling Coil Clean		<input type="text" value="Yes"/>		
Fresh Air Intake Location			<input type="text" value="Ducted to roof-top"/>			Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake			<input type="text" value="No"/>			<input type="text" value="Yes"/>	

Observations

Elevated CO2 levels. Ceiling around the supply grills need to be cleaned. Return grill and ductwork need to be cleaned. Couple of ceiling tiles need to be put back in place.

Corrective Actions to be Completed by Site Based Staff

Clean ceilings around HVAC supply grills	▼
Vacuum/wipe return grill	▼
Replace stained ceiling tiles	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce CO2 level in classroom	▼
Clean return air ductwork	▼
Ceiling tile cuts needed around supply vents	▼
	▼
	▼
	▼
	▼