

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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February 2, 2018

Signature on File

TO: Stephen Frazier, Principal
Silver Trail 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/>	
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On February 1, 2018, I conducted an assessment at **Silver Trail 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.

RK: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

Silver Trail 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="116 & C"/>	<input type="text" value="72.9"/>	<input type="text" value="72 - 78"/>	<input type="text" value="59.2"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="473"/>	<input type="text" value="MAX 700 > Ambient"/>	<input type="text" value="0"/>
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="1 cut CT in 116C"/>	
Walls	<input type="text" value="Drywall"/>		<input type="text" value="No"/>	<input type="text" value="Yes"/>		<input type="text" value="lower wall under window"/>	
Floor	<input type="text" value="concrete"/>		<input type="text" value="No"/>	<input type="text" value="No"/>			
Ceiling Clean	<input type="text" value="Yes"/>	HVAC Supply Grills Clean		<input type="text" value="Yes"/>	HVAC Return Grills Clean		<input type="text" value="Yes"/>
Walls Clean	<input type="text" value="Yes"/>	Inside of Supply Duct Clean		<input type="text" value="No"/>	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="Yes"/>			
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 121"/>					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"/>	Cooling Coil Clean		<input type="text" value="Yes"/>			
Fresh Air Intake Location	<input type="text" value="not applicable"/>					Fresh Air Intake Free of Obstruction	<input type="text" value="N/A"/>
Pollutant Sources Near Air Intake	<input type="text" value="Not Applicable"/>						

Observations

Room is in the midst of drywall removal/restoration from roof leak. Wall between 117 and 116 and carpet removed. Some ceiling tiles missing near drywall removal areas. One ceiling tile in FISH 116C is stained. Drywall under area is dry and no signs of water damage. Could not gain access to adjoining room, FISH 116B has built in desk moved in front of door. Small area along baseboard under hallway window has black spots and needs to be removed prior to build back. EQ work orders already in place; EQ09903, 09904, 09906, 09909

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean ALL surfaces following	▼
construciton completion	▼
Remove and replace A/C Filters	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Remove and replace wall material as needed	▼
under hallway window; pen mark on wall at	▼
baseboard to delineate area for removal	▼
Evaluate and repair cause of stained ceiling tile	▼
Install new ceiling tile upon repair, cuts needed	▼
Clean HVAC return grills and drops	▼
	▼
	▼