

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

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August 29, 2016

Signature on File

TO: Harold Osborn, Principal
Walter C. Young Middle

FROM: Robert Krickovich, Coordinator, LEA
Environmental Health & Safety Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only

Custodial Issues Addressed

Custodial Issues Not Addressed

On August 25, 2016, I conducted an assessment at **Walter C. Young 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: 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

W.C. Young Middle

Evaluation Date August 25, 2016

Time of Day 10:30 AM

Outdoor Conditions Temperature 87.4 Relative Humidity 94.1 Ambient CO2 427

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
401	68.1	72 - 78	64.2	30% - 60%	461	MAX 700 > Ambient	2
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in / Plaster		No		Yes		20 Sq ft
Walls	Struck Block / Tile		No		Yes		Spotty Microbial on walls
Floor	Ceramic Tile		No		No		
Ceiling Clean		Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean Yes	
Walls Clean		No	Inside of Supply Duct Clean		No	Inside of Return Duct Clean No	
Flooring Clean		Yes	Ceiling at Supply Grills Clean		Yes		
Room Surfaces Clean		Yes					
Trash Removed		Yes	Exhaust Fans Working		Yes	Unapproved Chemicals / Cleaners in Room No	
Signs of Pests		No	Drain Traps Wet		Yes	Air Fresheners in Room No	
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			FISH 450			Mechanical Room Clean Yes	
Filters Installed Properly		Yes	Filters Clean		Yes	Inside of HVAC Unit Clean No	
Condensate Pan Clean		No	Cooling Coil Clean		No		
Fresh Air Intake Location			Roof top ▼			Fresh Air Intake Free of Obstruction Yes	
Pollutant Sources Near Air Intake			None ▼				

Observations

Boys Locker room - Spotty microbial growth on walls - Spotty microbial growth on plaster ceiling over showers - Inside of duct work dirty - inside of HVAC unit dirty - Damper on HVAC unit disconnected - Humidity elevated causing microbial growth on surfaces

Corrective Actions to be Completed by Site Based Staff

Clean wall surfaces	▼
Thoroughly clean ceiling surfaces	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Repair HVAC to Reduce Humidity Levels	▼
Set Temperature to 72 - 78 degrees	▼
Clean entire HVAC system - unit and drops	▼
Repair all HVAC Controls	▼
Test / repair all HVAC Controls and interlocks	▼
Paint Ceilings and walls with anti microbial paint	▼
	▼

IAQ Assessment

W.C. Young Middle

Evaluation Date August 25, 2016

Time of Day 10:30 AM

Outdoor Conditions Temperature 87.4

Relative Humidity 94.1

Ambient CO2 427

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
411A	69.5	72 - 78	64.4	30% - 60%	512	MAX 700 > Ambient	2
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	Plaster		No		Yes		Spotty entire ceiling
Walls	Ceramic Tile		Yes		No		50 sq ft
Floor	Ceramic Tile		No		No		
Ceiling Clean	Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		Yes
Walls Clean	No	Inside of Supply Duct Clean		No	Inside of Return Duct Clean		No
Flooring Clean	Yes	Ceiling at Supply Grills Clean		Yes			
Room Surfaces Clean	Yes						
Trash Removed	Yes	Exhaust Fans Working		Yes	Unapproved Chemicals / Cleaners in Room		No
Signs of Pests	No	Drain Traps Wet		Yes	Air Fresheners in Room		No
Room Cluttered	No	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location	FISH 450					Mechanical Room Clean	Yes
Filters Installed Properly	Yes	Filters Clean		Yes	Inside of HVAC Unit Clean		No
Condensate Pan Clean	No	Cooling Coil Clean		No			
Fresh Air Intake Location	Roof top ▼					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None ▼						

Observations

Boys Locker room - Water damaged walls in shower - Water damaged ceiling in shower - Spotty microbial growth on plaster ceiling over showers - Inside of duct work dirty - inside of HVAC unit dirty - Damper on HVAC unit disconnected - Humidity elevated causing microbial growth on surfaces

Corrective Actions to be Completed by Site Based Staff

Clean ceilings	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Remove & Replace damaged walls	▼
Repair Water damaged ceiling	▼
Evaluate and repair HVAC system as needed	▼
Clean entire HVAC system - unit and drops	▼
Test / repair all HVAC Controls and interlocks	▼
Paint Ceilings and with anti microbial paint	▼
Set Temperature to 72 - 78 degrees	▼
	▼