

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

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January 19, 2017

Signature on File

TO: Harold Osborn, Principal
Walter C. Young 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 January 17, 2017, 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
- Mark Murray, Supervisor II Custodial
- Sam Bays, Director, Maintenance Operations
- Kurt Wirz, Area Manager Trades

IAQ Assessment

Walter C. Young MS

Evaluation Date January 17, 2017

Time of Day 12:43

Outdoor Conditions Temperature 86.4 Relative Humidity 47.3 Ambient CO2 449

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
507	73.5	72 - 78	65.3	30% - 60%	1625	MAX 700 > Ambient	~20
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		No		No			
2' X 4' Lay in		No		No			
Drywall		No		No			
12" x 12" Vinyl		No		No			

Ceiling Clean	<input type="checkbox"/> No	HVAC Supply Grills Clean	<input type="checkbox"/> Yes	HVAC Return Grills Clean	<input type="checkbox"/> No
Walls Clean	<input type="checkbox"/> Yes	Inside of Supply Duct Clean	<input type="checkbox"/> N/A	Inside of Return Duct Clean	<input type="checkbox"/> N/A
Flooring Clean	<input type="checkbox"/> Yes	Ceiling at Supply Grills Clean	<input type="checkbox"/> N/a		
Room Surfaces Clean	<input type="checkbox"/> No				

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

Mechanical Equipment Location	Ceiling Mounted Unit	Mechanical Room Clean	<input type="checkbox"/> N/A
Filters Installed Properly	<input type="checkbox"/> N/A	Filters Clean	<input type="checkbox"/> N/A
Condensate Pan Clean	<input type="checkbox"/> N/A	Cooling Coil Clean	<input type="checkbox"/> N/A
		Inside of HVAC Unit Clean	<input type="checkbox"/> N/A

Fresh Air Intake Location	Unknown	Fresh Air Intake Free of Obstruction	<input type="checkbox"/> N/A
Pollutant Sources Near Air Intake	None		

Observations

Teacher reports room feels "stuffy" when arriving in morning. No mold smell since cleaning of the HVAC units was completed at the end of 2016.

Corrective Actions to be Completed by Site Based Staff

Clean HVAC Return Grill with Wexcide	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Repair HVAC to Reduce Humidity Levels	▼
Repair HVAC to reduce CO2	▼
	▼
	▼
	▼
	▼
	▼

