

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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February 10, 2017

Signature on File

TO: Leo Nesmith, Principal
The Quest Center

FROM: Alison Witoshynsky, Project Manager
Environmental Health & Safety Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only

Custodial Issues Addressed

Custodial Issues Not Addressed

On February 9, 2017, I conducted an assessment at **The Quest Center**. 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.

AW: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

The Quest Center

Evaluation Date February 9, 2017

Time of Day 11:37 AM

Outdoor Conditions Temperature 84.3 Relative Humidity 52.6 Ambient CO2 442

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
135/136	70.7	72 - 78	64.0	30% - 60%	652	MAX 700 > Ambient	0
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes		No		1 ceiling panel (135)
Walls	Plaster		No		No		
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	Yes	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	N/A	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 127			Mechanical Room Clean	Yes
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	Roof top ▼	Fresh Air Intake Free of Obstruction	N/A
Pollutant Sources Near Air Intake	Not Accessible ▼		

Observations

Occupants report odor near the entrance door of the room. Built-in cabinet in FISH 135 removed and based of adjacent cabinet is dirty and has historical water stain, currently dry.

HVAC unit in FISH 127 had dead animal smell within the unit. Carcass not visible, but could be within the fresh air intake or another portion of the unit.

Corrective Actions to be Completed by Site Based Staff

Sweep floor in the mechanical room	▼
Thoroughly Clean base cabinet & adj. flooring with Wexcide	▼
Monitor area for increased damage	▼
Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Pest Control to investigate odor in HVAC	▼
Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
	▼
	▼
	▼
	▼