THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

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February 10,	2017	Signature on File	For	Custodial Supervisor Use Only
TO:	Leo Nesmith, Principal			Custodial Issues Addressed
The Quest Center				Custodial Issues Not Addressed
FROM:	Alison Witoshynsky, P Environmental Health			
SUBJECT:	Indoor Air Quality (IA	Q) Assessment		

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 C	Quest Center Evaluation Dat	e February 9, 2017	Time of Day 11:	37 AM		
Outdoor Conditions Tempera	ature 84.3 Relative	Humidity 52.6	Ambient CO2 4	42		
		Range CO ² % - 60% 971	Range # Oo MAX 700 > Ambient	ccupants 10		
Noticeable Odor Yes	Visible water damage / staining?	Visible microbial growth?	Amount of material affected			
Ceiling 2' X 4' Lay in	No	No				
Walls Plaster	No	No				
Floor 12" x 12" Vinyl	 No	No				
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes		
Flooring Clean No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	No		
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes				
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No		
Signs of Pests No	Drain Traps Wet	Yes				
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No		
Mechanical Equipment Location	FISH 127		Mechanical Room Clean	Yes		
Filters Installed Properly Yes	S 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						
Observations						
Odor present inside the room w morning.	as food related. Occupants rep	ort odor near the entra	nce door of the room in	the		
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

,,, _,, _	
Thoroughly Clean Flooring	▼
Sweep floor in the mechanical room	▼
Clean backside of HVAC Return Grill with Wexcide	▼
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Corrective Actions to be Completed by PPO

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Pest Control to investigate odor in HVAC	▼
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IAQ Assessment						
The	Quest Center Evaluation D	February 9, 2017	Time of Day 11:	37 AM		
Outdoor Conditions Tempe	rature 84.3 Relati	ve Humidity 52.6	Ambient CO2 4	42		
	angeRelative Humidity2 - 7857.83	Range CO 0% - 60% 894		ccupants 10		
Noticeable OdorNoCeiling2' X 4' Lay inWallsPlaster	Visible water damage / staining? No No	Visible microbial growth? No No	Amount of material affected			
Floor 12" x 12" Vinyl	No	No				
Ceiling Clean Yes Walls Clean Yes Flooring Clean No	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes No		
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes				
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	Yes	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No		
Mechanical Equipment Location Filters Installed Properly Ye Condensate Pan Clean Ye	s Filters Clean	Yes Yes	Mechanical Room Clean Inside of HVAC Unit Clean	Yes Yes		
Fresh Air Intake Location Pollutant Sources Near Air Intake	Roof top Not Accessible	v	Fresh Air Intake Free of Obstruction	N/A		
Observations						
Occupants report fowl odor at	beginning of week which dissi	pated each day.				
HVAC unit in FISH 127 had dea intake or another portion of the		Carcass not visible, bu	It could be within the fres	h air		

Corrective Actions to be Completed by Site Based Staff

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Thoroughly Clean Flooring	▼
Sweep floor in the mechanical room	▼
Clean HVAC Return Grill with Wexcide	▼
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Corrective Actions to be Completed by PPO

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Pest Control to investigate odor in HVAC	▼
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IAQ Assessment							
Th	e Quest Center Evaluation D	February 9, 2017	Time of Day 11:37 AM				
Outdoor Conditions Temp	perature 84.3 Relativ	ve Humidity 52.6	Ambient CO2 442				
FishTemperature12873.4	RangeRelative Humidity72 - 7855.23	Range CO 0% - 60% 768					
Noticeable Odor Yes	Visible water damage / staining?	Visible microbial growth?	Amount of material affected				
Ceiling2' X 4' Lay inWallsPlasterFloor12" x 12" Vinyl	No No No	No No					
Ceiling CleanYesWalls CleanYesFlooring CleanNoRoom Surfaces CleanYes	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply Grills Clean	Yes Yes	HVAC Return Grills Clean Yes Inside of Return Duct Clean No				
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	Yes	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room				
	on FISH 127 Yes Filters Clean Yes Cooling Coil Clean	Yes Yes	Mechanical Room Clean Yes Inside of HVAC Unit Clean Yes				
Fresh Air Intake Location Pollutant Sources Near Air Intake	Roof top Not Accessible	▼ ▼	Fresh Air Intake Free N/A				
Observations							
HVAC unit in FISH 127 had de	ead animal smell within the unit.	Carcass not visible, bu	It could be within the fresh air				

intake or another portion of the unit.

Corrective Actions to be Completed by Site Based Staff

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Corrective Actions to be Completed by PPO

Pest Control to investigate odor in HVAC	▼
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IAQ Assessment							
	The Quest Center	Evaluation Date	February 9, 2017	Time of Day 11:	37 AM		
Outdoor Conditions Te	emperature 84.3	Relative Hu	umidity 52.6	Ambient CO2 4	42		
Fish Temperatur 135/136 70.7		e Humidity Rai 64.0 30% -	nge CO 60% 652		ccupants 0		
Noticeable OdorNCeiling2' X 4' Lay iWallsPlasterFloor12" x 12" Vin		nter damage / ining? es lo	Visible microbial growth? No No No	Amount of material affected 1 ceiling panel (13	5)		
Ceiling CleanYesWalls CleanYesFlooring CleanYesRoom SurfacesYesCleanYes	- Gr] Ins] Du] Ce	AC Supply Ils Clean ide of Supply ct Clean iling at Supply Ils Clean	Yes Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes No		
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	_]	Fans Working [rain Traps Wet [pred in Room is Containers	N/A Yes N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No		
Mechanical Equipment Log Filters Installed Properly Condensate Pan Clean	Yes	Filters Clean [ing Coil Clean [Yes	Mechanical Room Clean Inside of HVAC Unit Clean	Yes Yes		
Fresh Air Intake Location Pollutant Sources Near Air Intake	Roof top Not Accessible		▼ ▼	Fresh Air Intake Free of Obstruction	N/A		
Observations							
Occupants report odor ne adjacent cabinet is dirty a				135 removed and based o	f		

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	▼
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