

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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June 23, 2016

Signature on File

TO: Michelle Engram, Principal
Fairway Elementary

FROM: Robert Krickovich, Coordinator, LEA
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 June 22, 2016, I conducted an assessment at **Fairway Elementary 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

Fairway Elementary

 Evaluation Date June 22, 2016

 Time of Day 11:00 AM
Outdoor Conditions

 Temperature 89.8

 Relative Humidity 64.6

 Ambient CO2 442

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
758	78.2	72 - 78	63.2	30% - 60%	438	MAX 700 > Ambient	2
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 2' Lay in		No		No		
Walls	Drywall		No		No		
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean	Yes	HVAC Supply Grills Clean		No	HVAC Return Grills Clean		No
Walls Clean	Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		N/A
Flooring Clean	No	Ceiling at Supply Grills Clean		No			
Room Surfaces Clean	No						
Trash Removed	Yes	Exhaust Fans Working		Yes	Unapproved Chemicals / Cleaners in Room		No
Signs of Pests	Yes	Drain Traps Wet		Yes	Air Fresheners in Room		No
Room Cluttered	Yes	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location	FISH 756					Mechanical Room Clean	
Filters Installed Properly		Filters Clean			Inside of HVAC Unit Clean		
Condensate Pan Clean		Cooling Coil Clean					
Fresh Air Intake Location	Outside of Room ▼					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None ▼						

Observations

Humidity in room elevated - minor dust on surfaces - flooring dirty - HVAC supply grills dirty - Ceiling tiles at supply grills dirty - HVAC Return grill dirty - Insect debris under sink and in window sills - throw rug dirty - Exterior paint blistered and cracked - Exterior walls broken, cracked, delaminating from surface.

Cannot get into mechanical room 756 - door frozen shut - will not open.

Corrective Actions to be Completed by Site Based Staff

Contact Facilities regarding building exterior failure	▼
Thoroughly clean ALL surfaces	▼
Thoroughly clean Stained Carpet	▼
Clean Supply Grills with Wexcide	▼
Clean HVAC Return Grill with Wexcide	▼
Clean ceilings around HVAC supply grills	▼
Encourage occupant to reduce clutter	▼
	▼

Corrective Actions to be Completed by PPO

Repair door to 756 (will not open)	▼
Evaluate and repair HVAC system as needed	▼
Repair HVAC to Reduce Humidity Levels	▼
Treat building for insects	▼
	▼
Facilities & Construction To:	▼
Expedite Building exterior repairs	▼
Complete failure of entire building exterior	▼