

Aston A. Henry, Supervisor
Risk Management Department

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August 14, 2012

Signature on File

TO: Janice Crosby, Principal
Flamingo Elementary School

FROM: Richard Rosa, Project Manager
Facilities Design and Construction

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

On August 13, 2012, I conducted an assessment at **Flamingo 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 754-321-1907.

cc: Directors, School Performance & Accountability
Shelley Meloni, Executive Director, Facilities Design and Construction
Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
Roy Norton, Manager, Custodial/Grounds, Physical Plant Operations Division
Aston Henry, Supervisor, Risk Management
Sonja Coley, Senior Project Manager, Facilities Design and Construction
Broward Teachers Union
Federation of Public Employees

RR/tc
Enc.

IAQ Assessment

Flamingo Elementary

Evaluation Date August 13, 2012

Time of Day 10:45

Outdoor Conditions Temperature 85.2

Relative Humidity 78.9

Ambient CO2 409

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
P-1100PK	73.5	72 - 78	74.3	30% - 60%	465	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	Drywall		No		No		
Walls	Drywall		No		No		
Floor	12" x 12" Vinyl		Yes		No		approx. 40 sq ft

Ceiling Clean	No	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
Walls Clean	Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
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	N/A	Air Fresheners in Room	No
Room Cluttered	No	Food if Stored in Room is in Sealed Containers	N/A		

Mechanical Equipment Location	Bard like HVAC system in classroom	Mechanical Room Clean	N/A
Filters Installed Properly	Yes	Filters Clean	Yes
Condensate Pan Clean	Yes	Cooling Coil Clean	Yes
		Inside of HVAC Unit Clean	N/A

Fresh Air Intake Location	Behind Bard unit/Exterior wall ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	Grass and landscape ▼		

Observations
 Initial hygrometer reading was 68 degrees and 56.4 % humidity. Raised the temperature to 72 degrees. Upon departure the humidity was 74.3 % with a temperature of 73.4 degrees. The flooring seeps moisture in two areas, there is no standing water underneath portable. Advised HFSP to check for sprinklers under the portable during the next watering cycle. HFSP advised me at the time of the complaint; the temperature was set at 59 degrees, condensation was forming on all visible metal surfaces. HFSP wiped all visible microbial growth from ceiling. Ceiling was clean at time of assessment. Upon floor repair, hygrometer readings should be within SBBC acceptable limits.

Corrective Actions to be Completed by Site Based Staff

Monitor ceilings for returning microbial growth	▼
Monitor thermostat in room 72 degrees	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate the cause of wet flooring and repair/replace as necessary	▼
See Observations above for additional details	▼
Evaluate water damaged West door, under window	▼
	▼
	▼
	▼
	▼