

Aston A. Henry, Supervisor
Risk Management Department

Telephone: 754 321-1900
Fax: 754 321-1917

March 4, 2013

Signature on File

TO: Janice Crosby, Principal
Flamingo Elementary School

FROM: Richard Rosa, Project Manager
Facilities & 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 February 28, 2013, 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, Task Assigned Chief Facilities & Construction Officer, Facilities & 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 & Construction
Broward Teachers Union
Federation of Public Employees

RR/tc
Enc.

IAQ Assessment

Flamingo Elementary

Evaluation Date February 28, 2013

Time of Day 11:15

Outdoor Conditions Temperature 57.7

Relative Humidity 67.6

Ambient CO2 434

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
P-179SUB	69.6	72 - 78	47.1	30% - 60%	1876	MAX 700 > Ambient	16
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' x 4'		Yes		No		2 ceiling tiles
Walls	Homasote		Yes		Yes		< 2 sq ft
Floor	12" x 12" Vinyl		No		No		

Ceiling Clean	No	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	No
Walls Clean	No	Inside of Supply Duct Clean	N/A	Inside of Return Duct Clean	N/A
Flooring Clean	Yes	Ceiling at Supply Grills Clean	N/a		
Room Surfaces Clean	No				

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

Mechanical Equipment Location	Window unit			Mechanical Room Clean	N/A
Filters Installed Properly	Yes	Filters Clean	No	Inside of HVAC Unit Clean	N/A
Condensate Pan Clean	N/A	Cooling Coil Clean	No		

Fresh Air Intake Location	Window unit ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No ▼		

Observations

Instructor is concerned of possible microbial growth under the East window unit, school staff will wipe down stain which is located under the East window unit and will monitor the stain until repairs are made.

There is wet homasote wall paneling under the right corner of the Southeast window (< 1 sq ft). There is also wet homasote under the East window unit air conditioner (< 1 sq ft). Replace East filter. Evaluate cleaning East window unit HVAC coil.

Corrective Actions to be Completed by Site Based Staff

Replace stained ceiling tiles after roofing repairs	▼
Thoroughly clean elevated surfaces	▼
Vacuum/wexcide window unit grills	▼
Remove and replace A/C filters	▼
Wipe down wall stain and monitor	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of water damage	▼
Evaluate and repair cause of stained ceiling tiles	▼
Evaluate the cleaning of the HVAC coil	▼
Repair HVAC to reduce CO2 level	▼
	▼
	▼
	▼

