

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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September 22, 2016

Signature on File

TO: Janice Crosby, Principal
Flamingo 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 September 20, 2016, 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 754-321-4200.

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

Flamingo Elementary

Evaluation Date September 20, 2016

Time of Day 9:30 AM

Outdoor Conditions Temperature 88.2 Relative Humidity 69.4 Ambient CO2 441

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
830C	66.5	72 - 78	51.0	30% - 60%	517	MAX 700 > Ambient	1	
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	2' X 4' Lay in		Yes		Yes		25 Stained - 1 Microbial Growth	
Walls	Homasote		Yes		No		64 Sq ft Under both A/C units	
Floor	12" x 12" Vinyl		Yes		No		Entire Floor	
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		Yes
Flooring Clean		No	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		N/A	Air Fresheners in Room		No
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location			Wall Mounted Unit			Mechanical Room Clean		N/A
Filters Installed Properly		Yes	Filters Clean		Yes	Inside of HVAC Unit Clean		N/A
Condensate Pan Clean		N/A	Cooling Coil Clean		N/A			
Fresh Air Intake Location			Outside of Unit ▼			Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake			None ▼					

Observations

Portable - One A/C unit running set for 64 Degrees (changed to 72 by Assessor) - Musty odor in room - Condensation in all light fixtures (temp set to cold causing condensation) - Wood Floor wet, all floor tiles water damaged curling up from floor - Floor tiles rust stained from condensation dripping from light fixtures - Light fixtures water damaged rusty - Walls under both A/C units wet - East unit running filter dirty coils dirty - Most ceiling tiles stained due to condensation and or roof leaks - Insulation above ceiling wet in some areas.

Corrective Actions to be Completed by Site Based Staff

Keep temperature between 72 & 78	▼
Cold temperatures cause condensation	▼
Ceiling tiles should be replaced when stained	▼
Work orders should be called in for water damaged	▼
or stained ceiling tiles	▼
Clean condensation from fixtures	▼
Remove and replace A/C Filters	▼
	▼

Corrective Actions to be Completed by PPO

Repair / Replace Roofing	▼
Replace water damaged wet floor	▼
Replace ceiling insulation and Ceiling tiles	▼
Remove and replace water damaged walls under	▼
A/C units	▼
Replace rusted / Water damaged fixtures	▼
Clean HVAC coil and pan	▼
	▼