

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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March 21, 2017

Signature on File

TO: Janice Crosby, Principal
Flamingo Elementary

FROM: Alison Witoszynsky, Project Manager
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 March 20, 2017, 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.

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

Flamingo Elementary

Evaluation Date March 20, 2017

Time of Day 1246

Outdoor Conditions Temperature 78.7 Relative Humidity 45.4 Ambient CO2 437

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
P-518C	72.9	72 - 78	52.7	30% - 60%	477	MAX 700 > Ambient	0
Noticeable Odor		<input type="checkbox"/> Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		<input type="checkbox"/> Yes		<input type="checkbox"/> No		2 Ceiling Panels, 1 cut
Walls	Tack Board		<input type="checkbox"/> Yes		<input type="checkbox"/> No		1 panel under NE A/C
Floor	12" x 12" Vinyl		<input type="checkbox"/> No		<input type="checkbox"/> No		
Ceiling Clean	<input type="checkbox"/> Yes	HVAC Supply Grills Clean		<input type="checkbox"/> N/a	HVAC Return Grills Clean		<input type="checkbox"/> N/a
Walls Clean	<input type="checkbox"/> Yes	Inside of Supply Duct Clean		<input type="checkbox"/> N/A	Inside of Return Duct Clean		<input type="checkbox"/> N/A
Flooring Clean	<input type="checkbox"/> Yes	Ceiling at Supply Grills Clean		<input type="checkbox"/> N/a			
Room Surfaces Clean	<input type="checkbox"/> Yes						
Trash Removed	<input type="checkbox"/> Yes	Exhaust Fans Working		<input type="checkbox"/> N/A	Unapproved Chemicals / Cleaners in Room		<input type="checkbox"/> No
Signs of Pests	<input type="checkbox"/> No	Drain Traps Wet		<input type="checkbox"/> N/A	Air Fresheners in Room		<input type="checkbox"/> No
Room Cluttered	<input type="checkbox"/> No	Food if Stored in Room is in Sealed Containers		<input type="checkbox"/> N/A			
Mechanical Equipment Location	Window/Wall unit					Mechanical Room Clean	<input type="checkbox"/> N/A
Filters Installed Properly	<input type="checkbox"/> Yes	Filters Clean		<input type="checkbox"/> N/A	Inside of HVAC Unit Clean		<input type="checkbox"/> Yes
Condensate Pan Clean	<input type="checkbox"/> N/A	Cooling Coil Clean		<input type="checkbox"/> N/A			
Fresh Air Intake Location	Behind unit/Exterior wall ▼					Fresh Air Intake Free of Obstruction	<input type="checkbox"/> No
Pollutant Sources Near Air Intake	No ▼						

Observations

Odor upon entry was related to tackboard wall material and portable being closed up for multiple months. The A/C at the NE corner remains on during unoccupied period. Portable very clean. 1 Vinyl tile near center of the room cracked, needs to be replaced. Tackboard panel and wood behind baseboard under NE A/C (newer) shows evidence of historical damage assumed from leaks from old A/C (replaced). Water stain on light lens near NE A/C.

Corrective Actions to be Completed by Site Based Staff

Remove & replace stained full ceiling tile	▼
Remove and replace 1 Vinyl Floor Tile	▼
Remove and replace A/C Filters	▼
Wipe inside of light lens and mointor	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Remove and replace stained ceiling tile @ corner	▼
Evaluate and repair cause of stained ceiling tile	▼
Install new ceiling tile upon repair, cuts needed	▼
Remove and replace wall material as needed	▼
	▼
	▼
	▼
	▼