THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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October 28, 2	016 Signature on File	For Custodial Supervisor Use Only
TO:	Michelle Kefford, Principal Flanagan High	Custodial Issues Addressed Custodial Issues Not Addressed
FROM:	Robert Krickovich, Coordinator, LEA Environmental Health & Safety Department	
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On October 24, 2016, I conducted an assessment at **Flanagan High 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 Assess	ment		
Fla	anagan High Evaluation Da	October 24, 2016	Time of Day 12	:00
Outdoor Conditions Temper	ature 79.3 Relativ	e Humidity 56.7	Ambient CO2 420	6
	angeRelative Humidity2 - 7851.830	Range CO ² 0% - 60% 797		cupants 18
Noticeable Odor No Ceiling 2' X 4' Lay in	Visible water damage / staining? No	Visible microbial growth? No	Amount of material affected	
Walls Plaster Floor 12" x 12" Vinyl	No No	No		
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	No
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes		
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of PestsNoRoom ClutteredNo	Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location	FISH 925		Mechanical Room Clean	Yes
Filters Installed Properly Yes	s Filters Clean	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes	S Cooling Coil Clean	Yes		
Fresh Air Intake Location	Roof top	▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None	▼		
Observations Exterior classroom door blocke	d open - Inside of return box d	usty - 3 stained ceiling	tiles in room 928A	

Corrective Actions to be Completed by Site Based Staff

Ensure doors and windows remain closed	▼
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Corrective Actions to be Completed by PPO

Clean HVAC return grills and drops	
Evaluate and repair cause of stained ceiling tile	▼
In storage room 928A	▼
	▼
	▼
	▼
	▼
	▼

	IAQ Assess	ment	
Fla	nagan High Evaluation Dat	te October 24, 2016	Time of Day 12:00
Outdoor Conditions Tempera	ture 79.3 Relative	e Humidity 56.7	Ambient CO2 426
		Range CO ² % - 60% 777	Range# OccupantsMAX 700 >14Ambient
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected
Ceiling2' X 4' Lay inWallsPlasterFloor12" x 12" Vinyl	Yes No No	No No	1 tile - 4 sq inches
Ceiling Clean Yes Walls Clean Yes Flooring Clean Yes Room Surfaces Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply	Yes Yes	HVAC Return Grills Clean Yes Inside of Return Duct Clean No
Clean	Grills Clean	Yes	
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A	Unapproved Chemicals / Cleaners in Room No Air Fresheners No in Room
Mechanical Equipment Location	FISH 925		Mechanical Room Clean Yes
Filters Installed Properly Yes Condensate Pan Clean Yes		Yes	Inside of HVAC Unit Clean Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake	Roof top None	▼	Fresh Air Intake Free Yes
Observations			

Corrective Actions to be Completed by Site Based Staff

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Corrective Actions to be Completed by PPO

C return grills and drops ▼	Clean I
air cause of stained ceiling tile	Evaluate and
▼	
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	IAQ Assessi	ment	
Fla	anagan High Evaluation Dat	e October 24, 2016	Time of Day 12:00
Outdoor Conditions Tempera	ature 79.3 Relative	e Humidity 56.7	Ambient CO2 426
		Range CO ² % - 60% 3034	
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected
Ceiling4' x 8' PanelsWallsWood PanelingFloor12" x 12" Vinyl	No Yes	No No	Under all windows
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean Inside of Supply	Yes	HVAC Return Grills Clean Yes
Flooring Clean Yes Room Surfaces Yes Clean	Duct Clean Ceiling at Supply Grills Clean	Yes	Duct Clean Yes
Trash Removed Yes Signs of Pests No	Exhaust Fans Working Drain Traps Wet	N/A	Unapproved Chemicals / Cleaners in Room
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners No in Room
Mechanical Equipment Location	Bard Unit outside of room		Mechanical Room Clean N/A
Filters Installed Properly Yes	-	No	Inside of HVAC Unit Clean N/A
Condensate Pan Clean N/A Fresh Air Intake Location Pollutant Sources Near Air	Cooling Coil Clean Outside of Unit None	<u>N/A</u> ▼	Fresh Air Intake Free Yes
Intake Observations Portable - Water stained / damag			Slightly elevated

Corrective Actions to be Completed by Site Based Staff

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Corrective Actions to be Completed by PPO

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Repair HVAC to reduce CO2 ▼	
ate and repair cause of water damaged	Evaluate
vall material at doors and windows ▼	wal
and replace water damaged wall material	Remove ar
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