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

FACSIMILE: (754) 321-4285

TELEPHONE (754) 321-4200

February 13,	2017	Signature on File	For Custodial Supervisor Use Only
TO:	Michelle Kefford, Principal Flanagan High		Custodial Issues Addressed
	rianagan riign		Custodial Issues Not Addressed
FROM:	Alison Witoshynsky, Projec Environmental Health & Sa		
SUBJECT:	Indoor Air Quality (IAQ) A	ssessment	

On February 10, 2017, 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.

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

Thoroughly Clean Flooring	▼
Floor needs sweeping in tight spots	▼
Clean Supply Grills with Wexcide	•
Clean affected walls/ceiling w/wexcide	•
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	▼
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Repair HVAC to Reduce CO2 Levels	▶
Clean/ repaint ceiling or replace	▼
Repair cause of stained ceiling panels	▼
	▼
	▼
	lacksquare
	•
	▼

Thoroughly Clean Flooring	▼
Floor needs sweeping in tight spots	•
Clean Supply Grills with Wexcide	•
Clean affected walls/ceiling w/wexcide	•
	▼
	•
	•
	▼

Repair HVAC to Reduce CO2 Levels	▼
Clean/ repaint ceiling or replace	▼
Repair cause of stained ceiling	▼
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shortly after our arrival. Small patches of black spots on the wood panel wall, north side of the unit. All materials were dry at the time of the assessment. Lights near the supply vents and supply vents rusty with paint peeling or missing.

Corrective Actions to be Completed by Site Based Staff

• •	
Thoroughly Clean Flooring/Wall	▼
Floor needs sweeping in tight spots	▼
Clean Supply Grills with Wexcide	▼
Clean affected walls/ceiling w/wexcide	▼
Clean HVAC Return Grill with Wexcide	▼
Remove return grill and vacuum	▼
Continue to monitor and wipe surfaces w/ wexcide	▼
Minor dust on elevated surfaces	▼

Corrective Actions to be Completed by PPO

▼
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Thoroughly Clean Flooring	▼
Floor needs sweeping in tight spots	▼
Remove and replace stained ceiling tile	▼
Clean dust buildup on horizontal surfaces	▼
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IAQ Assessment

Flanagan, Charles W	7. High Evaluation	Date February 10, 2017	Time of Day 11:05 A	M	
Outdoor Conditions Temperature	76.8 Rela	tive Humidity 53.6	Ambient CO2 461		
Fish Temperature Range Port. 31 73.7 72 - 78	Relative Humidity 60.3	Range CO ² 30% - 60% 1680	Range # Occup MAX 700 > 0 Ambient		
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling 2' X 4' Lay in	Yes	No	7 ceiling panels		
Walls Homasote	No	No			
Floor 12" x 12" Vinyl	No	No			
Ceiling Clean Yes Walls Clean No	HVAC Supply Grills Clean Inside of Supply	No No	Inside of Return	l/a	
Flooring Clean No	Duct Clean	N/A	Duct Clean	I/A	
Room Surfaces Yes Clean	Ceiling at Supp Grills Clean	ly No			
Trash Removed Yes	Exhaust Fans Workin	ng N/A	Unapproved Chemicals / Cleaners in Room	No	
Signs of Pests Yes	Drain Traps W	et N/A	Air Freehenere		
Room Cluttered No	Food if Stored in Room in Sealed Containers	is N/A	Air Fresheners Noom	No	
Mechanical Equipment Location Wal	I/Window unit		Mechanical Room Clean	I/A	
Filters Installed Properly N/A	Filters Clea	n N/A	Inside of HVAC Unit Clean	I/A	
Condensate Pan Clean N/A	Cooling Coil Clea	n N/A			
Fresh Air Intake Location Pollutant Sources Near Air Intake No	erior	▼	Fresh Air Intake Free of Obstruction	'es	
Observations					
Classroom.					
Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO					
Thoroughly Clean Flooring / Wal			o Reduce CO2 Levels	▼	
Floor needs sweeping in tig	nt spots ▼	Repair cause of	stained ceiling panels	▼	
Remove and replace stained ceiling tile				-	
Clean dust buildup on horizont	al surfaces ▼			▼	

▼

Clean Supply Grills with Wexcide Encourage occupant to reduce clutter