

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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March 13, 2017

Signature on File

TO: Mark Kaplan, Principal
Falcon Cove Middle

FROM: Alison Witoshynsky, 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 9, 2017, I conducted an assessment at **Falcon Cove Middle**. 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

Falcon Cove Middle

Evaluation Date March 9, 2017

Time of Day 1:20

Outdoor Conditions Temperature 85.1 Relative Humidity 51.6 Ambient CO2 462

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
214	71.6	72 - 78	52.9	30% - 60%	848	MAX 700 > Ambient	24
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		2' X 4' Lay in		Drywall		12" x 12" Vinyl	
No		No		No		No	
No		Yes		No		stained at baseboard	
No		No		No		No	
Ceiling Clean	No	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes		
Walls Clean	Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	No		
Flooring Clean	Yes	Ceiling at Supply Grills Clean	No				
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	No	Food if Stored in Room is in Sealed Containers	N/A				
Mechanical Equipment Location	FISH 225				Mechanical Room Clean	<input type="checkbox"/>	
Filters Installed Properly	Yes	Filters Clean	No	Inside of HVAC Unit Clean	<input type="checkbox"/>		
Condensate Pan Clean	Yes	Cooling Coil Clean	No				
Fresh Air Intake Location	Roof top ▼				Fresh Air Intake Free of Obstruction	N/A	
Pollutant Sources Near Air Intake	Not readily accessible ▼						

Observations

Teacher reports that the room is always very cold. The windows were open upon our arrival. The teacher reportedly opened the windows due to a "moldy" odor and to regulate the temp. Custodial staff report that the filters are about to be changed, in the week to follow our inspection. Filters for HVAC unit for room were not clean, heavily dust covered and not dated.

Corrective Actions to be Completed by Site Based Staff

Clean dust from ceiling tiles, grids, lights	▼
Thoroughly clean elevated surfaces	▼
Clean wall surfaces @ baseboard	▼
Date the filters properly	▼
Remove and replace A/C Filters	▼
Remove cardboard boxes	▼
Store items in plastic containers with lids	▼
	▼

Corrective Actions to be Completed by PPO

Remove HVAC return grills and vacuum inside duct	▼
Evaluate and repair HVAC system as needed	▼
Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
	▼
	▼
	▼
	▼