

**THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA**

**ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT**

**TELEPHONE (754) 321-4200**

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February 24, 2017

Signature on File

TO: Robert Schneider, Principal  
**Davie Elementary**

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
<hr/>	
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On February 23, 2017, I conducted an assessment at **Davie 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

Davie Elementary

 Evaluation Date February 23, 2017

 Time of Day 1:15 PM
**Outdoor Conditions**    Temperature 80.3    Relative Humidity 48.2    Ambient CO2 420

Fish	Temperature	Range	Relative Humidity	Range	CO <sup>2</sup>	Range	# Occupants
123	73.1	72 - 78	63.3	30% - 60%	820	MAX 700 > Ambient	0
<b>Noticeable Odor</b>		<b>Visible water damage / staining?</b>		<b>Visible microbial growth?</b>		<b>Amount of material affected</b>	
Ceiling		Walls		Floor			
No		No		No			
2' X 4' Lay in		No		No			
Tack Board		No		No			
12" x 12" Vinyl		No		No			
<b>Ceiling Clean</b>		<b>HVAC Supply Grills Clean</b>		<b>HVAC Return Grills Clean</b>			
Yes		Yes		Yes			
<b>Walls Clean</b>		<b>Inside of Supply Duct Clean</b>		<b>Inside of Return Duct Clean</b>			
Yes		Yes		Yes			
<b>Flooring Clean</b>		<b>Ceiling at Supply Grills Clean</b>					
No		Yes					
<b>Room Surfaces Clean</b>							
Yes							
<b>Trash Removed</b>		<b>Exhaust Fans Working</b>		<b>Unapproved Chemicals / Cleaners in Room</b>			
Yes		N/A		No			
<b>Signs of Pests</b>		<b>Drain Traps Wet</b>		<b>Air Fresheners in Room</b>			
No		Yes		No			
<b>Room Cluttered</b>		<b>Food if Stored in Room is in Sealed Containers</b>					
Yes		N/A					
<b>Mechanical Equipment Location</b>		<b>Mechanical Room Clean</b>					
FISH 149		Yes					
<b>Filters Installed Properly</b>		<b>Filters Clean</b>		<b>Inside of HVAC Unit Clean</b>			
Yes		Yes		Yes			
<b>Condensate Pan Clean</b>		<b>Cooling Coil Clean</b>					
Yes		Yes					
<b>Fresh Air Intake Location</b>		<b>Fresh Air Intake Free of Obstruction</b>					
Roof top		N/A					
<b>Pollutant Sources Near Air Intake</b>							
Not readily accessible							

### Observations

FISH 123 is included in a block of four rooms, FISH 120, 121, 122, & 123, which are divided with movable partition walls. The teacher and principal report elevated humidity in 122/123 and changes in humidity when partition doors are opened between 121/123. Area above the drop ceiling was inspected; drywall fire deck visible and in generally good condition, no staining observed. Two holes (~6 SF) were present in the drywall fire deck at the northeast corner of FISH 123 with no evidence of historic water damage. Historic water damage of the laminate countertop observed next to sink.

### Corrective Actions to be Completed by Site Based Staff

Thoroughly Clean Flooring	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

### Corrective Actions to be Completed by PPO

Repair holes in drywall fire deck above the drop	▼
in the northeast corner of FISH 123.	▼
Vacuum pile of dust in this area	▼
Repair HVAC to Reduce Humidity Levels	▼
Evaluate repair/replace of sink counter top/cabinet	▼
	▼
	▼
	▼