

Aston A. Henry, Task Assigned Director

## managing risk with responsibility

754 321-1900

Telephone:

Risk Management Department		Fax:	754 321-1917
May 3, 2013	Signature on File	For Custodial Supervisor Use Only	
TO:	Sherry Rose, Principal Sawgrass Elementary School	Custodial Issues Addressed  Custodial Issues Not Addressed	
FROM:	Richard Rosa, Project Manager Facilities Design and Construction		
SUBJECT:	Indoor Air Quality (IAQ) Assessment	-	_

On April 18, 2013, I conducted an assessment at **Sawgrass Elementary School**. Attached are findings and recommendations for further assessment, remediation, or corrective actions needed.

The IAQ Assessment did not identify any existing conditions significantly impacting IAQ or presenting immediate health and safety concerns 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 allergens and / or conditions noted 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 any item/s identified and noted 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 754-321-1907.

cc: Shelley Meloni, Task Assigned Chief Facilities & Construction Officer, Facilities & Construction Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division Roy Norton, Manager, Custodial/Grounds, Physical Plant Operations Division Aston Henry, Task Assigned Director, Risk Management Sonja Coley, Senior Project Manager, Facilities Design and Construction Broward Teachers Union Federation of Public Employees

RR/tc Enc.

## IAQ Assessment

Sawgrass Elementary Eval	luation Date April 18, 2013 Time of Day 11:15			
Outdoor Conditions Temperature 84	Relative Humidity 68.2 Ambient CO2 427			
Fish         Temperature         Range         Relative Hum           862         74.1         72 - 78         62	1975 Range # Occupants  30% - 60% 1975 MAX 700 > 24  Ambient			
Noticeable Odor No Visible water da staining?				
Ceiling         2' x 4'         No           Walls         Drywall         Yes	No Yes < 1 sq ft			
Floor 12" x 12" Vinyl No	No			
Ceiling Clean Yes HVAC Su Grills Cle Walls Clean No	ean Yes Grills Clean No			
Flooring Clean Yes Inside of Duct Clean				
Room Surfaces No Ceiling a Clean Grills Cle				
Trash Removed Yes Exhaust Fans	Cleaners in Room No			
Signs of Pests No Drain To  Room Cluttered No Food if Stored in in Sealed Contain				
Mechanical Equipment Location In classroom HVAC unit Mechanical Room Clean N/A				
Filters Installed Properly N/A Filters Clean N/A Inside of HVAC Unit				
Condensate Pan Clean N/A Cooling Coil Clean N/A				
Fresh Air Intake Location  Pollutant Sources Near Air Intake  Grass and landscape	of Obstruction Yes			
Observations				
Microbial growth had grown behind construction paper that was attached to the wall due to elevated humidity. I recommended that all the construction paper be removed and any growth to be wiped down and monitored. The inclass HVAC unit has a humidistat that was set at 68 % and also the thermostat was set at 68 degrees. I reset the thermostat to 72 degrees. I reset the humidistat to 50% and by the end of the assessment the humidity was down to 52% and the CO2 was down to 1890. I spoke to the custodian and the instructor and advised both of them of the difference between the two.				
Corrective Actions to be Completed by Site Based Staff  Corrective Actions to be Completed by PPO				
Wipe wall stain with wexcide and monitor ▼				
Thoroughly clean horizontal surfaces ▼  Vacuum/wipe HVAC return grill ▼  ▼				
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