

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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January 17, 2018

Signature on File

TO: Stephen DeCotis, Principal
Sawgrass 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
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On January 16, 2018, 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 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: Sam Bays, Director, Maintenance Operations
- Shelley Meloni, Director, Pre-Construction
- Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
- Greg Neiman, Area Supervisor, Zone 1
- Kurt Wirz, Area Manager Trades
- Gerald Devio, Supervisor II Custodial
- Benjamin Osborne, Supervisor II Custodial
- Mark Murray, Supervisor II Custodial
- Broward Teachers Union
- Federation of Public Employees

IAQ Assessment

Sawgrass Elementary

Evaluation Date January 16, 2018

Time of Day 9:15 AM

Outdoor Conditions Temperature 68.7 Relative Humidity 72.3 Ambient CO2 431

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
852	70.6	72 - 78	75.7	30% - 60%	730	MAX 700 > Ambient	8
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	
Ceiling Clean	Yes	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	Yes						
Trash Removed	Yes	Exhaust Fans Working	Yes	Unapproved Chemicals / Cleaners in Room	No		
Signs of Pests	No	Drain Traps Wet	Yes	Air Fresheners in Room	No		
Room Cluttered	No	Food if Stored in Room is in Sealed Containers	N/A				
Mechanical Equipment Location	Bard like HVAC system in classroom				Mechanical Room Clean	N/A	
Filters Installed Properly	Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	No		
Condensate Pan Clean	N/A	Cooling Coil Clean	N/A				
Fresh Air Intake Location	Behind Bard unit/Exterior wall ▼				Fresh Air Intake Free of Obstruction	Yes	
Pollutant Sources Near Air Intake	No ▼						

Observations

Teacher complaining of humid conditions within the classroom making it hard to breathe. Space generally clean; some light dust on the ceiling grid adjacent to the supply grills. Light dust on return grill and inside of AC unit dusty. Relative Humidity high within space. Setpoint for thermostat set at 70, with inside temp reading at unit at 68 (unit not running during site inspection). Occupant reports that when running air is hot and humid. HFSP reports motion sensor for system to turn on when space occupied.

Corrective Actions to be Completed by Site Based Staff

Clean dust from ceilings	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Set Temperature to 72 - 78 degrees	▼
Repair HVAC to Reduce Humidity Levels	▼
Clean HVAC return grills and drops	▼
	▼
	▼
	▼
	▼