

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

FACSIMILE: (754) 321-4285

February 6, 2018

Signature on File

TO: Stephen DeCotis, Principal
Sawgrass Elementary

FROM: Alison Witoszynsky, 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 5, 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 February 5, 2018

Time of Day 1115

Outdoor Conditions Temperature 78.0

Relative Humidity 75.7

Ambient CO2 420

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
853	74.9	72 - 78	69.4	30% - 60%	1042	MAX 700 > Ambient	~15
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		No		No		
Walls	Drywall		Yes		No		
Floor	12" x 12" Vinyl		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		Yes			
Room Surfaces Clean	No						
Trash Removed	Yes	Exhaust Fans Working		Yes	Unapproved Chemicals / Cleaners in Room		No
Signs of Pests	No	Drain Traps Wet		N/A	Air Fresheners in Room		No
Room Cluttered	Yes	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location	Bard like HVAC system in classroom					Mechanical Room Clean	
Filters Installed Properly	Yes	Filters Clean			Inside of HVAC Unit Clean		
Condensate Pan Clean		Cooling Coil Clean					
Fresh Air Intake Location	Thru exterior wall ▼					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No ▼						

Observations

The rooms is packed with toys/furniture some of which is backed up on the windows reducing access. Light dust sporadically on ceiling tile grid. Reported black material on window/window sill was not observed. There is some dust and deteriorated wall materials likely from historical water damage on the bottom portion/corners of the windows. Work Order J847410 called in Jan. 30th for water intrusion @ window(s). Recent complaint of AC not operating. Work Order reportedly called in and issue repaired, however, relative humidity is still elevated.

Corrective Actions to be Completed by Site Based Staff

Room to cluttered to clean properly	▼
Encourage occupant to reduce clutter	▼
Thoroughly clean horizontal surfaces	▼
Clean dust from perimeter ceiling grid	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Repair HVAC to Reduce Humidity Levels	▼
Clean HVAC return grills and drops	▼
Evaluate and repair cause of water damaged	▼
wall material (J847410)	▼
Caulk around window	▼
Remove and replace wall material as needed	▼
around and below window(s)	▼

IAQ Assessment

Sawgrass Elementary

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Relative Humidity 75.7

Ambient CO2 420

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
855	69.9	72 - 78	44.9	30% - 60%	1382	MAX 700 > Ambient	~15
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		No		No		
Walls	Drywall		Yes		No		
Floor	12" x 12" Vinyl		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	Yes				
Room Surfaces Clean	No						
Trash Removed	Yes	Exhaust Fans Working	Yes		Unapproved Chemicals / Cleaners in Room	No	
Signs of Pests	No	Drain Traps Wet	N/A		Air Fresheners in Room	No	
Room Cluttered	Yes	Food if Stored in Room is in Sealed Containers	N/A				
Mechanical Equipment Location	Bard like HVAC system in classroom				Mechanical Room Clean		
Filters Installed Properly	Yes	Filters Clean			Inside of HVAC Unit Clean		
Condensate Pan Clean		Cooling Coil Clean					
Fresh Air Intake Location	Thru exterior wall ▼				Fresh Air Intake Free of Obstruction	Yes	
Pollutant Sources Near Air Intake	No ▼						

Observations

The rooms is packed with toys/furniture some of which is backed up on the windows reducing access. Light dust sporadically on ceiling tile grid. Reported black material on window/window sill was not observed. There is some dust and deteriorated wall materials likely from historical water damage on the bottom portion/corners of the windows. Work Order J847410 called in Jan. 30th for water intrusion @ window(s). Occupants desk and surrounding area very cluttered and not able to be cleaned adequately.

Corrective Actions to be Completed by Site Based Staff

Room to cluttered to clean properly	▼
Encourage occupant to reduce clutter	▼
Thoroughly clean horizontal surfaces	▼
Clean dust from perimeter ceiling grid	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair HVAC system as needed	▼
Set Temperature to 72 - 78 degrees	▼
Clean HVAC return grills and drops	▼
Evaluate and repair cause of water damaged	▼
wall material (J847410)	▼
Caulk around window	▼
Remove and replace wall material as needed	▼
around and below window(s)	▼