

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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November 9, 2017

Signature on File

TO: Josetta Campbell, Principal
Sheridan Hills 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 October 27, 2017, I conducted an assessment at **Sheridan Hills 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

Multiple Room IAQ Assessment

Sheridan Hills Elem. School

Evaluation Date October 27, 2017

Time of Day 1030

Outdoor Conditions Temperature 80.9

Relative Humidity 56.1

Ambient CO2 449

Fish # of rooms assessed

FISH 135, 136, 137, 138
118C/D
126

Temperature Range in the Rooms Assessed was Between 67.6 And 71.7 Acceptable Range 72 - 78

Relative Humidity Range in the Rooms Assessed was Between 64.6 And 66.8 Acceptable Range 30% - 60%

Co² Range in the Rooms Assessed was between 747 And 1282 Acceptable Range MAX 700 > Ambient

Noticeable Odor	Visible water damage / staining?	Visible microbial growth?	Amount of material affected
No			
Ceiling 2' X 4' Lay in	Yes	No	
Walls Tack Board	No	No	
Floor 12" x 12" Vinyl	No	No	

FISH 135: exhaust not working; ceiling dry, but visible spots; surfaces are dusty within room/closet.
 FISH 136: 3 ceiling tiles (cuts needed) stained/missing by corner at sink & restroom. 2 tack panels are wet floor to ceiling.
 FISH 137: wet ceiling in restroom around the exhaust.
 FISH 138: wet ceiling, exhaust side of restroom.

Ceiling Clean	Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	No
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	No	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests	No	Drain Traps Wet	Yes	Air Fresheners in Room	No
Room Cluttered	Yes	Food if Stored in Room is in Sealed Containers	N/A		

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HVAC System

Mechanical Equipment Location Roof Top

Mechanical Room Clean No

Filters Installed Properly Yes

Filters Clean No

Inside of HVAC Unit Clean No

Condensate Pan Clean Yes

Cooling Coil Clean No

N/A in this section = Not Accessible

Fresh Air Intake Location Roof top ▼

Fresh Air Intake Free of Obstruction N/A

Pollutant Sources Near Air Intake Not Readily Accessible ▼

Observations

FISH 126, 9 Ceiling tiles are stained. Visible water drips on drywall under stained ceiling tile locations. Upper portions of wall are damp and above ceiling grid have spotty growth. Needs further evaluation for removal/replacement once repair is completed.

Corrective Actions to be Completed by Site Based Staff

Room too cluttered to clean properly	▼
Encourage occupant(s) to reduce clutter	▼
Clean dust from ceiling tiles or replace	▼
Thoroughly clean horizontal/elevated surfaces	▼
Remove and replace stained ceiling tile	▼
If stains return, contact COMPASS for work order	▼
Clean HVAC Return Grill with Wexcide	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tile	▼
Install new ceiling tile upon repair, cuts needed	▼
Evaluate and repair cause of water damaged	▼
wall material (136, wall btwn RR & sink cabinets;	▼
126 (9 CT); 118C/D, 5 CT (cuts)	▼
& ceiling material (restrooms near exhaust in	▼
135-138)	▼
Evaluate/Repair exhaust fan (135/138)	▼
Clean Hvac Return Grills And Drops	▼
Evaluate And Repair Hvac System As Needed	▼
Set Temperature To 72 - 78 Degrees	▼
Repair Hvac To Reduce Humidity Levels	▼
	▼