

managing risk with responsibility

Aston A. Henry, Supervisor Telephone: 754 321-1900 Fax: 754 321-1917

TO: Robert Boegli, Principal Sheridan Technical Center Custodial Issues Not Addressed Custodial Issues Not Addressed

FROM: Richard Rosa, Project Manager Facilities Design and Construction

SUBJECT: Indoor Air Quality (IAQ) Assessment

On July 19, 2012, I conducted an assessment at **Sheridan Technical Center**. 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 754-321-1907.

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

RR/tc Enc.

IAQ Assessment

Sheridan Techn	ical Cntr. Evaluation Da	te July 19, 2012	Time of Day1	1:30
Outdoor Conditions Temperatu	re 90.3 Relativ	e Humidity 60.6	Ambient CO2 3	99
Fish Temperature Rang P-239CX 78.8 72 - 7		Range <u>CO</u> 0% - 60% 436		ccupants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' x 4'	Yes	No	< 3 sq ft	
Walls Homasote	Yes	No	< 1 sq ft	
Floor 12" x 12" Vinyl	No	No		
Ceiling Clean No Walls Clean No	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
Flooring Clean Yes	Inside of Supply Duct Clean	N/A	Inside of Return Duct Clean	N/A
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes		
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No Room Cluttered No	Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location	/indow unit		Mechanical Room Clean	N/A
Filters Installed Properly Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	N/A
Condensate Pan Clean Yes	Cooling Coil Clean	Yes		
_	nside classroom	▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	0	▼		
Observations				
An active roof leak is visible and w	et per moisture meter at the	e time of assessment.		
There is a small wall stain adjacent to the Southeast exitwipe with wexcide and evaluate. The stain is dry.				
Work order EQ07360 generated 7-19-12				
Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO				
Replace stained ceiling tiles		Evaluate and repair	cause of stained ceiling ti	
Wipe wall stain with wexcide	and evaluate ▼			▼
	 			