

October 19, 2012

TO:

managing risk with responsibility

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

Signature on File

Julie Gittelman, Principal

Plantation Park Elementary School

FROM: Richard Rosa, Project Manager

Facilities Design and Construction

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only	
Custodial Issues Addressed	
Custodial Issues Not Addressed	

On October 9, 2012, I conducted an assessment at **Plantation Park 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 754-321-1907.

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

Plantation Park Elementary Eva	Aluation Date October 9, 2012 Time of Day 2:30			
Outdoor Conditions Temperature 86.1	Relative Humidity 69.2 Ambient CO2 410			
Fish Temperature Range Relative Hur 150 75.5 72 - 78 55.8	midity Range CO ² Range # Occupants 1218 MAX 700 > 20 Ambient			
Noticeable Odor No Visible water da staining?				
Ceiling 2' x 4' No	No			
Walls Drywall No	No			
Floor 12" x 12" Vinyl No	No			
Ceiling Clean Yes HVAC Su Grills Clean				
	f Supply Yes Inside of Return Duct Clean			
Room Surfaces No Ceiling a Grills Clean	at Supply lean No			
Trash Removed Yes Exhaust Fans	Working N/A Unapproved Chemicals / Cleaners in Room No			
Signs of Pests No Drain T	Fraps Wet N/A			
Room Cluttered Yes Food if Stored in Sealed Contain				
Mechanical Equipment Location Roof Top Penthouse Mechanical Room Clean Yes				
Filters Installed Properly Yes Filte	ers Clean Yes Inside of HVAC Unit Clean Yes			
Condensate Pan Clean Yes Cooling Coil Clean Yes				
Fresh Air Intake Location Roof top	Fresh Air Intake Free of Obstruction			
Pollutant Sources Near Air Intake	▼			
Observations				
Although only one unit feeds the classroom in question; I checked all three units in the penthouse and all three units need the filter spacers evaluated and installed. The instructor in the classroom purchased a hygrometer and showed me the humidity level was around 60% and that the humidity last week was around 70%. At the time of the assessment the humidity and temperature levels were within SBBC limits.				
Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO				
Thoroughly clean elevated surfaces ▼ Install appropriate filter spacer in HVAC ▼				
Clean HVAC supply grills with Wexcide	▼			
Vacuum return grill ▼				
	▼			
				