

Aston A. Henry, Supervisor
Risk Management Department

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September 27, 2012

Signature on File

TO: Wendy Doll, Principal
Cooper City High School

FROM: Robert Krickovich, Coordinator I, LEA
Facilities Design and Construction

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

On September 25, 2012, I conducted an assessment at **Cooper City High 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

Cooper City High

Evaluation Date

Time of Day

Outdoor Conditions Temperature

Relative Humidity

Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
<input type="text" value="620"/>	<input type="text"/>	<input type="text" value="72 - 78"/>	<input type="text"/>	<input type="text" value="30% - 60%"/>	<input type="text"/>	<input type="text" value="MAX 700 > Ambient"/>	<input type="text"/>
Noticeable Odor		<input type="text"/>	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	<input type="text"/>		<input type="text"/>		<input type="text"/>		<input type="text"/>
Walls	<input type="text"/>		<input type="text"/>		<input type="text"/>		<input type="text"/>
Floor	<input type="text"/>		<input type="text"/>		<input type="text"/>		<input type="text"/>
Ceiling Clean	<input type="text"/>	HVAC Supply Grills Clean		<input type="text"/>	HVAC Return Grills Clean		<input type="text"/>
Walls Clean	<input type="text"/>	Inside of Supply Duct Clean		<input type="text"/>	Inside of Return Duct Clean		<input type="text"/>
Flooring Clean	<input type="text"/>	Ceiling at Supply Grills Clean		<input type="text"/>			
Room Surfaces Clean	<input type="text"/>						
Trash Removed	<input type="text"/>	Exhaust Fans Working		<input type="text"/>	Unapproved Chemicals / Cleaners in Room		<input type="text"/>
Signs of Pests	<input type="text"/>	Drain Traps Wet		<input type="text"/>	Air Fresheners in Room		<input type="text"/>
Room Cluttered	<input type="text"/>	Food if Stored in Room is in Sealed Containers		<input type="text"/>			
Mechanical Equipment Location	<input type="text"/>					Mechanical Room Clean	<input type="text"/>
Filters Installed Properly	<input type="text"/>	Filters Clean		<input type="text"/>	Inside of HVAC Unit Clean		<input type="text"/>
Condensate Pan Clean	<input type="text"/>	Cooling Coil Clean		<input type="text"/>			
Fresh Air Intake Location	<input style="border-bottom: 1px solid black;" type="text"/>					Fresh Air Intake Free of Obstruction	<input type="text"/>
Pollutant Sources Near Air Intake	<input style="border-bottom: 1px solid black;" type="text"/>						

Observations

Exterior wall of corridor 620 is severely water damaged - wall was previously repaired but cause of water intrusion was not - Wall is wet and blistered.

Duct work above ceiling needs to be re-insulated. Visible microbial growth on ceiling tiles in front of FISH 617 where duct work runs above ceiling.

Corrective Actions to be Completed by Site Based Staff

	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of water damage	▼
to wall material	▼
Remove and replace wall material as necessary	▼
Re-insulate duct work for this area	▼
Evaluate and repair HVAC system servicing area	▼
	▼
	▼
	▼

IAQ Assessment

Cooper City High

Evaluation Date September 25, 2012

Time of Day 1:30

Outdoor Conditions Temperature 90.1

Relative Humidity 62.1

Ambient CO2 469

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
Various		72 - 78		30% - 60%		MAX 700 > Ambient	
Noticeable Odor			Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling							
Walls							
Floor							
Ceiling Clean		HVAC Supply Grills Clean			HVAC Return Grills Clean		
Walls Clean		Inside of Supply Duct Clean			Inside of Return Duct Clean		
Flooring Clean		Ceiling at Supply Grills Clean					
Room Surfaces Clean							
Trash Removed		Exhaust Fans Working			Unapproved Chemicals / Cleaners in Room		
Signs of Pests		Drain Traps Wet			Air Fresheners in Room		
Room Cluttered		Food if Stored in Room is in Sealed Containers					
Mechanical Equipment Location						Mechanical Room Clean	
Filters Installed Properly		Filters Clean			Inside of HVAC Unit Clean		
Condensate Pan Clean		Cooling Coil Clean					
Fresh Air Intake Location	 ▼					Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake	 ▼						

Observations

FISH 616, 616A, 616B, 616C and 616D - Duct work dripping on ceiling tile. Ceiling tiles in all rooms are stained...some with visible microbial growth. All tiles need to be removed and replaced.

Corrective Actions to be Completed by Site Based Staff

	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate duct work throughout this area and	▼
re-insulate as necessary	▼
Evaluate and repair HVAC system servicing area	▼
Remove and replace ceiling tiles	▼
	▼
	▼
	▼
	▼