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Risk Management Department

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November 6, 2012

Signature on File

TO: Wendy Doll, Principal
Cooper City High School

FROM: Richard Rosa, Project Manager
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 November 2, 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 November 2, 2012

Time of Day 11:15

Outdoor Conditions Temperature 74.3

Relative Humidity 76.6

Ambient CO2 445

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
233	69	72 - 78	69.1	30% - 60%	993	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	Drywall		No		No		
Walls	Drywall/Homasote		No		No		
Floor	Carpet		Yes		No		100 sq ft

Ceiling Clean	Yes	HVAC Supply Grills Clean	N/a	HVAC Return Grills Clean	N/a
Walls Clean	Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	N/A
Flooring Clean	No	Ceiling at Supply Grills Clean	Yes		
Room Surfaces Clean	No				

Trash Removed	N/A	Exhaust Fans Working	N/A	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	Roof Top #17			Mechanical Room Clean	N/A
Filters Installed Properly	N/A	Filters Clean	N/A	Inside of HVAC Unit Clean	N/A
Condensate Pan Clean	N/A	Cooling Coil Clean	N/A		

Fresh Air Intake Location	Roof top ▼			Fresh Air Intake Free of Obstruction	N/A
Pollutant Sources Near Air Intake	Not Accessible ▼				

Observations

There are no HVAC supply grills on the supply duct. There is not a visible HVAC return in the room. No access to rooftop at time of assessment. This room is currently being used as a musical instrument storage room.

Instruments, cases and uniforms will be inspected by Johns Eastern Company.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean horizontal surfaces	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Set temperature to 72 - 78 degrees	▼
Evaluate the coil	▼
Evaluate HVAC design (no return)	▼
Evaluate carpet for replacement	▼
	▼
	▼
	▼

IAQ Assessment

Cooper City High

Evaluation Date November 2, 2012

Time of Day 11:30

Outdoor Conditions Temperature 74.3

Relative Humidity 76.6

Ambient CO2 445

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
234	69.2	72 - 78	69.5	30% - 60%	1034	MAX 700 > Ambient	
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	Drywall		No		No		
Walls	Homasote		No		No		
Floor	Carpet		Yes		No		40 sq ft
Ceiling Clean		Yes	HVAC Supply Grills Clean		N/a	HVAC Return Grills Clean N/a	
Walls Clean		Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean N/A	
Flooring Clean		No	Ceiling at Supply Grills Clean		Yes		
Room Surfaces Clean		No					
Trash Removed		N/A	Exhaust Fans Working		N/A	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			Roof Top # 17			Mechanical Room Clean N/A	
Filters Installed Properly		N/A	Filters Clean		N/A	Inside of HVAC Unit Clean N/A	
Condensate Pan Clean		N/A	Cooling Coil Clean		N/A		
Fresh Air Intake Location			Roof top ▼			Fresh Air Intake Free of Obstruction N/A	
Pollutant Sources Near Air Intake			Not Accessible ▼				

Observations

There are no HVAC supply grills on the supply duct. There is not a visible HVAC return in the room. No access to rooftop at time of assessment. Currently the room is used as a storage room due to the smell. The room is intended to be a musical instrument practice room.

Instruments, cases and uniforms will be inspected by Johns Eastern Company.

Corrective Actions to be Completed by Site Based Staff

Remove storage from room/intended use only	▼
Thoroughly clean horizontal surfaces	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Set temperature to 72 - 78 degrees	▼
Evaluate the coil	▼
Evaluate HVAC design (no return)	▼
Evaluate carpet for replacement	▼
	▼
	▼
	▼

IAQ Assessment

Cooper City High

Evaluation Date November 2, 2012

Time of Day 11:45

Outdoor Conditions Temperature 74.3

Relative Humidity 76.6

Ambient CO2 445

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
235	69.4	72 - 78	71.3	30% - 60%	1047	MAX 700 > Ambient	
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	Drywall		No	No			
Walls	Homasote		Yes	No	< 1 sq ft		
Floor	Carpet		Yes	No	40 sq ft		
Ceiling Clean		Yes	HVAC Supply Grills Clean		N/a	HVAC Return Grills Clean N/a	
Walls Clean		Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean N/A	
Flooring Clean		No	Ceiling at Supply Grills Clean		Yes		
Room Surfaces Clean		No					
Trash Removed		N/A	Exhaust Fans Working		N/A	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			Roof Top # 17			Mechanical Room Clean N/A	
Filters Installed Properly		N/A	Filters Clean		N/A	Inside of HVAC Unit Clean N/A	
Condensate Pan Clean		N/A	Cooling Coil Clean		N/A		
Fresh Air Intake Location			Roof top ▼			Fresh Air Intake Free of Obstruction N/A	
Pollutant Sources Near Air Intake			Not Accessible ▼				

Observations

There are no HVAC supply grills on the supply duct. There is not a visible HVAC return in the room. No access to rooftop at time of assessment. Currently the room is used as a storage room due to the smell. The room is intended to be a musical instrument practice room. There is a softball size hole by the window with staining underneath the hole, the drywall was dry at the time of the assessment.

Instruments, cases and uniforms will be inspected by Johns Eastern Company.

Corrective Actions to be Completed by Site Based Staff

Remove storage from room/intended use only	▼
Thoroughly clean horizontal surfaces	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Set temperature to 72 - 78 degrees	▼
Evaluate the coil	▼
Evaluate HVAC design (no return)	▼
Evaluate carpet for replacement	▼
Evaluate and repair cause of water damage	▼
Remove and replace wall material as necessary	▼
	▼

IAQ Assessment

Cooper City High

Evaluation Date November 2, 2012

Time of Day 12:00

Outdoor Conditions Temperature 74.3

Relative Humidity 76.6

Ambient CO2 445

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
236	69.4	72 - 78	69.6	30% - 60%	1054	MAX 700 > Ambient	
Noticeable Odor		Yes	Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling	Drywall		No	No	 		
Walls	Homasote		No	No	 		
Floor	Carpet		Yes	No	40 sq ft		

Ceiling Clean	Yes	HVAC Supply Grills Clean	N/a	HVAC Return Grills Clean	N/a
Walls Clean	Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	N/A
Flooring Clean	No	Ceiling at Supply Grills Clean	Yes		
Room Surfaces Clean	No				

Trash Removed	N/A	Exhaust Fans Working	N/A	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	Roof Top # 17			Mechanical Room Clean	N/A
Filters Installed Properly	N/A	Filters Clean	N/A	Inside of HVAC Unit Clean	N/A
Condensate Pan Clean	N/A	Cooling Coil Clean	N/A		

Fresh Air Intake Location	Roof top ▼	Fresh Air Intake Free of Obstruction	N/A
Pollutant Sources Near Air Intake	Not Accessible ▼		

Observations

There are no HVAC supply grills on the supply duct. There is not a visible HVAC return in the room. No access to rooftop at time of assessment. Currently the room is used as a storage room due to the smell. The room is intended to be a musical instrument practice room.

Instruments, cases and uniforms will be inspected by Johns Eastern Company.

Corrective Actions to be Completed by Site Based Staff

Remove storage from room/intended use only	▼
Thoroughly clean horizontal surfaces	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Set temperature to 72 - 78 degrees	▼
Evaluate the coil	▼
Evaluate HVAC design (no return)	▼
Evaluate carpet for replacement	▼
	▼
	▼
	▼

IAQ Assessment

Cooper City High

Evaluation Date November 2, 2012

Time of Day 12:15

Outdoor Conditions Temperature 74.3

Relative Humidity 76.6

Ambient CO2 445

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
237	69.1	72 - 78	70.7	30% - 60%	1059	MAX 700 > Ambient	
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	Drywall		No		No		
Walls	Drywall		Yes		Yes	< 2 sq ft	
Floor	Carpet		Yes		No	40 sq ft	
Ceiling Clean		Yes	HVAC Supply Grills Clean		N/a	HVAC Return Grills Clean N/a	
Walls Clean		Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean N/A	
Flooring Clean		No	Ceiling at Supply Grills Clean		Yes		
Room Surfaces Clean		No					
Trash Removed		N/A	Exhaust Fans Working		N/A	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			Roof Top # 17			Mechanical Room Clean N/A	
Filters Installed Properly		N/A	Filters Clean		N/A	Inside of HVAC Unit Clean N/A	
Condensate Pan Clean		N/A	Cooling Coil Clean		N/A		
Fresh Air Intake Location			Roof top ▼			Fresh Air Intake Free of Obstruction N/A	
Pollutant Sources Near Air Intake			Not Accessible ▼				

Observations

There are no HVAC supply grills on the supply duct. There is not a visible HVAC return in the room. No access to rooftop at time of assessment. Currently the room is used as a storage room due to the smell. The room is intended to be a musical instrument practice room. I recommend that the school staff wipe down the walls in question. The microbial growth is located on the upper portion of the walls adjacent to the HVAC supply duct.

Instruments, cases and uniforms will be inspected by Johns Eastern Company.

Corrective Actions to be Completed by Site Based Staff

Remove storage from room/intended use only	▼
Thoroughly clean horizontal surfaces	▼
Clean dust from wall surfaces	▼
Clean affected walls with Wexside	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Set temperature to 72 - 78 degrees	▼
Evaluate the coil	▼
Evaluate HVAC design (no return)	▼
Evaluate carpet for replacement	▼
	▼
	▼
	▼

IAQ Assessment

Cooper City High

Evaluation Date November 2, 2012

Time of Day 12:30

Outdoor Conditions Temperature 74.3

Relative Humidity 76.6

Ambient CO2 445

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
238	68.7	72 - 78	71.3	30% - 60%	1063	MAX 700 > Ambient	
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	Drywall		No		No		
Walls	Homasote/wall panel		No		No		
Floor	Carpet		Yes		No		40 sq ft
Ceiling Clean	Yes	HVAC Supply Grills Clean		N/a	HVAC Return Grills Clean		N/a
Walls Clean	Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		N/A
Flooring Clean	No	Ceiling at Supply Grills Clean		Yes			
Room Surfaces Clean	No						
Trash Removed	N/A	Exhaust Fans Working		N/A	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	Roof Top # 17				Mechanical Room Clean		N/A
Filters Installed Properly	N/A	Filters Clean		N/A	Inside of HVAC Unit Clean		N/A
Condensate Pan Clean	N/A	Cooling Coil Clean		N/A			
Fresh Air Intake Location	Roof top ▼				Fresh Air Intake Free of Obstruction		N/A
Pollutant Sources Near Air Intake	Not Accessible ▼						

Observations

There are no HVAC supply grills on the supply duct. There is not a visible HVAC return in the room. No access to rooftop at time of assessment. Currently the room is used as a storage room due to the smell. The room is intended to be a musical instrument practice room. There is a hole in the wall which is a non-IAQ issue. There are approximately 13 music cases in this room with visible microbial growth.

Instruments, cases and uniforms will be inspected by Johns Eastern Company.

Corrective Actions to be Completed by Site Based Staff

Remove storage from room/intended use only	▼
Thoroughly clean horizontal surfaces	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Set temperature to 72 - 78 degrees	▼
Evaluate the coil	▼
Evaluate HVAC design (no return)	▼
Evaluate carpet for replacement	▼
	▼
	▼
	▼

IAQ Assessment

Cooper City High

Evaluation Date November 2, 2012

Time of Day 12:45

Outdoor Conditions Temperature 74.3

Relative Humidity 76.6

Ambient CO2 445

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
239	68.1	72 - 78	72.9	30% - 60%	1063	MAX 700 > Ambient	
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	Drywall		Yes		Yes		< 3 sq ft
Walls	Homasote/wall panel		Yes		Yes		< 1 sq ft
Floor	Carpet		Yes		No		40 sq ft
Ceiling Clean		No	HVAC Supply Grills Clean		N/a	HVAC Return Grills Clean	
Walls Clean		No	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean	
Flooring Clean		No	Ceiling at Supply Grills Clean		Yes		
Room Surfaces Clean		No					
Trash Removed		N/A	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room	
Signs of Pests		No	Drain Traps Wet		N/A	Air Fresheners in Room	
Room Cluttered		Yes	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			Roof Top # 17			Mechanical Room Clean	
Filters Installed Properly		N/A	Filters Clean		N/A	Inside of HVAC Unit Clean	
Condensate Pan Clean		N/A	Cooling Coil Clean		N/A		
Fresh Air Intake Location			Roof top ▼			Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake			Not Accessible ▼			N/A	

Observations

There are no HVAC supply grills on the supply duct. There is not a visible HVAC return in the room. No access to rooftop at time of assessment. Currently the room is used as a storage room due to the smell. The room is intended to be a musical instrument practice room. There are approximately 14 music cases in this room, some with visible microbial growth. I recommend that the school staff wipe down the walls and ceiling in question. The microbial growth is located adjacent to the HVAC supply duct.
 Instruments, cases and uniforms will be inspected by Johns Eastern Company.

Corrective Actions to be Completed by Site Based Staff

Remove storage from room/intended use only	▼
Thoroughly clean horizontal surfaces	▼
Clean affected walls/ceiling with Wexcide	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Set temperature to 72 - 78 degrees	▼
Evaluate the coil	▼
Evaluate HVAC design (no return)	▼
Evaluate carpet for replacement	▼
	▼
	▼
	▼

IAQ Assessment

Cooper City High

Evaluation Date November 2, 2012

Time of Day 1:00

Outdoor Conditions Temperature 74.3

Relative Humidity 76.6

Ambient CO2 445

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
240	69.2	72 - 78	71.7	30% - 60%	1060	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	Drywall		No	No			
Walls	Drywall		Yes	No	< 2 sq ft		
Floor	Carpet		Yes	No	135 sq ft		
Ceiling Clean		Yes	HVAC Supply Grills Clean		N/a	HVAC Return Grills Clean	
Walls Clean		No	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean	
Flooring Clean		No	Ceiling at Supply Grills Clean		Yes		
Room Surfaces Clean		No					
Trash Removed		N/A	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room	
Signs of Pests		No	Drain Traps Wet		N/A	Air Fresheners in Room	
Room Cluttered		Yes	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			Roof Top # 17			Mechanical Room Clean	
Filters Installed Properly		N/A	Filters Clean		N/A	Inside of HVAC Unit Clean	
Condensate Pan Clean		N/A	Cooling Coil Clean		N/A		
Fresh Air Intake Location			Roof top ▼			Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake			Not Accessible ▼			N/A	

Observations

There are no HVAC supply grills on the supply duct. There is not a visible HVAC return in the room. No access to rooftop at time of assessment. This room is intended to be a book storage room containing leather bound music sheeting books. There are visible signs of microbial growth on the books. Remove these books from room and discard, save music if able. Evaluate the water damage drywall on the column and repair or replace, wall was dry per moisture device at the time of assessment.
 Instruments, cases and uniforms will be inspected by Johns Eastern Company.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean horizontal surfaces	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Set temperature to 72 - 78 degrees	▼
Evaluate the coil	▼
Evaluate HVAC design (no return)	▼
Evaluate carpet for replacement	▼
Evaluate and repair cause of water damage	▼
Remove and replace wall material as necessary	▼
	▼

IAQ Assessment

Cooper City High

Evaluation Date November 2, 2012

Time of Day 1:15

Outdoor Conditions Temperature 74.3

Relative Humidity 76.6

Ambient CO2 445

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
243	69	72 - 78	70.2	30% - 60%	1060	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' x 2'		Yes	No	7 ceiling stains		
Walls	Drywall		Yes	No	<16 sq ft		
Floor	Carpet		No	No			
Ceiling Clean	No	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	N/a		
Walls Clean	No	Inside of Supply Duct Clean	N/A	Inside of Return Duct Clean	N/A		
Flooring Clean	No	Ceiling at Supply Grills Clean	No				
Room Surfaces Clean	No						
Trash Removed	N/A	Exhaust Fans Working	N/A	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	Roof Top # 17				Mechanical Room Clean	N/A	
Filters Installed Properly	N/A	Filters Clean	N/A	Inside of HVAC Unit Clean	N/A		
Condensate Pan Clean	N/A	Cooling Coil Clean	N/A				
Fresh Air Intake Location	Roof top ▼				Fresh Air Intake Free of Obstruction	N/A	
Pollutant Sources Near Air Intake	Not Accessible ▼						

Observations

This room is intended to be used as a band room. There is not a visible HVAC return in the room. No access to rooftop at time of assessment. The stains in the carpet appear to be non-IAQ. Evaluate the need for a double door threshold and weather stripping.

Instruments, cases and uniforms will be inspected by Johns Eastern Company.

Corrective Actions to be Completed by Site Based Staff

Replace stained ceiling tiles after repairs	▼
Thoroughly clean horizontal surfaces	▼
Clean HVAC supply grills with Wexcide	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Set temperature to 72 - 78 degrees	▼
Evaluate the coil	▼
Evaluate HVAC design (no return)	▼
Evaluate and repair cause of stained ceiling tiles	▼
Evaluate and repair cause of water damage	▼
Evaluate the exterior door weather stripping	▼
Evaluate the need for new door thresholds	▼

IAQ Assessment

Cooper City High

Evaluation Date November 2, 2012

Time of Day 1:45

Outdoor Conditions Temperature 74.3

Relative Humidity 76.6

Ambient CO2 445

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
243A	69.6	72 - 78	70.2	30% - 60%	995	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' x 2'		Yes	Yes	4 ceiling stains		
Walls	Drywall		No	No			
Floor	Carpet		Yes	No			
Ceiling Clean	No	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	N/a		
Walls Clean	No	Inside of Supply Duct Clean	N/A	Inside of Return Duct Clean	N/A		
Flooring Clean	No	Ceiling at Supply Grills Clean	No				
Room Surfaces Clean	No						
Trash Removed	N/A	Exhaust Fans Working	N/A	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	Roof Top # 17				Mechanical Room Clean	N/A	
Filters Installed Properly	N/A	Filters Clean	N/A	Inside of HVAC Unit Clean	N/A		
Condensate Pan Clean	N/A	Cooling Coil Clean	N/A				
Fresh Air Intake Location	Roof top ▼				Fresh Air Intake Free of Obstruction	N/A	
Pollutant Sources Near Air Intake	Not Accessible ▼						

Observations

This room is intended to be used as a band uniform storage room. There is not a visible HVAC return in the room. No access to rooftop at time of assessment. The stains in the carpet appear to be non-IAQ. There is a dehumidifier located in the room. I requested the HFSP to replace the stained tiles and close up the ceiling where ceiling tiles have been removed.

Instruments, cases and uniforms will be inspected by Johns Eastern Company.

Corrective Actions to be Completed by Site Based Staff

Replace stained ceiling tiles after repairs	▼
Replace missing ceiling tiles	▼
Thoroughly clean horizontal surfaces	▼
Clean HVAC supply grills with Wexcide	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Set temperature to 72 - 78 degrees	▼
Evaluate the coil	▼
Evaluate HVAC design (no return)	▼
Evaluate and repair cause of stained ceiling tiles	▼
	▼
	▼
	▼