

Aston A. Henry, Supervisor
Risk Management Department

Telephone: 754 321-1900
Fax: 754 321-1917

September 11, 2012

Signature on File

TO: Susan Leon-Leigh, Principal
Coral Springs 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 5, 2012, I conducted an assessment at **Coral Springs 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

RK/tc
Enc.

IAQ Assessment

Coral Springs High

Evaluation Date September 5, 2012

Time of Day 11:20

Outdoor Conditions Temperature 88.1 Relative Humidity 57.1 Ambient CO2 468

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
126	71.6	72 - 78	62.5	30% - 60%	1644	MAX 700 > Ambient	6
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
2' X 4' Lay in		Drywall		Carpet			
No		No		No			

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

Trash Removed	Yes	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	No	Food if Stored in Room is in Sealed Containers	N/A		

Mechanical Equipment Location	FISH 129	Mechanical Room Clean	No
Filters Installed Properly	Yes	Filters Clean	Yes
Condensate Pan Clean	No	Cooling Coil Clean	No
		Inside of HVAC Unit Clean	No

Fresh Air Intake Location	Roof top ▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None ▼		

Observations

Live plants with visible microbial growth on soil - Ceiling tiles at supply grills dusty - Plenum return

Mechanical room 129 - water damaged walls - dust build-up on walls - coils dirty - pan dirty - white sandy buildup in pan under coil where dripping into pan

Corrective Actions to be Completed by Site Based Staff

Clean ceilings around HVAC supply grills	▼
Remove plants-Soil is a source of microbial growth	▼
Clean dust and debris inside of mechanical room	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate HVAC Coil	▼
Clean inside of HVAC unit	▼
Clean condensate pan	▼
Repair HVAC to reduce humidity level	▼
Repair HVAC to reduce CO2 levels	▼
Evaluate and repair cause of water damage to wall material in mechanical room and	▼
Remove and replace wall material as necessary	▼