

Aston A. Henry, Task Assigned Director

## managing risk with responsibility

754 321-1900

Telephone:

Risk Managen	nent Department	Fax: 754 321-1917
May 2, 2013	Signature on File	For Custodial Supervisor Use Only
TO:	Susan Leon-Leigh, Principal	Custodial Issues Addressed
	Coral Springs High School	Custodial Issues Not Addressed
FROM:	Robert Krickovich, Coordinator I, LEA Facilities Design and Construction	
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On April 8, 2013, 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: Shelley Meloni, Task Assigned Chief Facilities & Construction Officer, Facilities & 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 Dat	April 8, 2013	Time of Day12:	30				
Outdoor Conditions Temperature 84.7	Relative	Humidity 42.1	Ambient CO2 446					
Fish         Temperature         Range         Related           102         72.5         72 - 78	50.0	Range CC % - 60%		upants 3				
	vater damage /	Visible microbial growth?	Amount of material affected					
Ceiling 2' X 4' Lay in	Yes	No						
Walls Drywall	No	No						
Floor 12" x 12" Vinyl	No	No						
	IVAC Supply Frills Clean	No	HVAC Return Grills Clean	Yes				
	nside of Supply Juct Clean	Yes	Inside of Return Duct Clean	Yes				
	eiling at Supply irills Clean	No						
	st Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No				
Room Cluttered No Food if S	Drain Traps Wet tored in Room is I Containers	N/A	Air Fresheners in Room	No				
Mechanical Equipment Location FISH 129			Mechanical Room Clean	Yes				
Filters Installed Properly Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes				
Condensate Pan Clean Yes Co	oling Coil Clean	Yes						
Fresh Air Intake Location Unknown		▼	Fresh Air Intake Free					
Pollutant Sources Near Air Intake		▼	or obstruction .					
Observations								
Leak from HVAC on floor above - 2 stained ceil furniture - No signs of microbial growth in roor			ens - heavy dust / debris on t	op of				
Corrective Actions to be Completed by Site Based Staff  Corrective Actions to be Completed by PPO								
Thoroughly clean all surfaces	▼		ceiling tile at fire sprinkler	▼				
Clean HVAC supply grills with Wexcide	▼	•	C to reduce CO2 level					
Cloan light fiveurs lone		Donair UVAC	to reduce humidity level	1 <b>w</b> 1				

## **IAQ Assessment**

April 8, 2013

Time of Day

12:30

**Evaluation Date** 

Coral Springs High

Outdoor Conditions	Temper	ature 84.	7 Rela	tive Humidity	42.1	Ambient CO2	46
		ange Rel	45.3	Range 30% - 60%	<b>CO</b> <sup>2</sup>		ccupants 2
Noticeable Odor	No		water damage / staining?		nicrobial wth?	Amount of material affected	
	4' Lay in	]	No	_	lo		
	rywall	]	No Yes	_	lo l		
Ceiling Clean	Yes		HVAC Supply Grills Clean	No		HVAC Return Grills Clean	Yes
Walls Clean Flooring Clean	Yes		Inside of Supply Duct Clean	Yes		Inside of Return Duct Clean	Yes
Room Surfaces Clean	Yes		Ceiling at Suppl Grills Clean	y Yes			
Trash Removed	Yes	Exha	ust Fans Workin	g N/A		Unapproved Chemicals / Cleaners in Room	No
Signs of Pests  Room Cluttered	No		Drain Traps Wo Stored in Room ed Containers			Air Fresheners in Room	No
Mechanical Equipm	nent Location	FISH 129				Mechanical Room Clean	Yes
Filters Installed Prop		<b>-</b>	Filters Clear			Inside of HVAC Unit Clean	Yes
Fresh Air Intake Loc Pollutant Sources N Intake	ation	Unknown			<b>▼</b>	Fresh Air Intake Free of Obstruction	
Observations eak from HVAC or igns of microbial (				of Assessme	nt) - Walls	Dry @ time of assessmen	t no
Corrective Actions						ns to be Completed by P	
Thoroug	hly clean sta	ined carpet	▼ ▼	R	epair HVAC	to reduce CO2 level	<b>▼</b>
			▼				<b>▼</b>
			▼				<b>▼</b>
			▼				▼
			▼				▼