

Aston A. Henry, Supervisor
Risk Management Department

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May 7, 2012

Signature on File

TO: Estella Eckhardt, Principal
Hallandale High School

FROM: Richard Rosa Project Manager
Facilities and Construction Management

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 May 1, 2012, I conducted an assessment at **Hallandale 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: Area Superintendent
Area Directors
Shelley Meloni, Executive Director, Facilities and Construction Management
Mark Dorsett, Acting Director, Physical Plant Operations Division, Maintenance
Sonja Coley, Project Manager III, Facilities and Construction Management
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division
Aston Henry, Supervisor, Risk Management
Broward Teachers Union
Federation of Public Employees

RR/tc
Enc.

IAQ Assessment

Hallandale High

Evaluation Date May 1, 2012

Time of Day 10:00

Outdoor Conditions Temperature 82.7

Relative Humidity 61.4

Ambient CO2 429

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
525	71.5	72 - 78	59.3	30% - 60%	851	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' x 4' drop		Yes		Yes		< 1 sq ft fume hood exhaust
Walls	Drywall		No		No		
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean		No	HVAC Supply Grills Clean		No	HVAC Return Grills Clean	
Walls Clean		Yes	Inside of Supply Duct Clean		No	Inside of Return Duct Clean	
Flooring Clean		Yes	Ceiling at Supply Grills Clean		No		
Room Surfaces Clean		No					
Trash Removed		Yes	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room	
Signs of Pests		No	Drain Traps Wet		No	Air Fresheners in Room	
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location							
Filters Installed Properly		No	Filters Clean		Yes	Mechanical Room Clean	
Condensate Pan Clean		Yes	Cooling Coil Clean		Yes	Inside of HVAC Unit Clean	
Fresh Air Intake Location					Roof top ▼		
Pollutant Sources Near Air Intake					Not readily accessible ▼		
					Fresh Air Intake Free of Obstruction		
					N/A		

Observations

The drop ceiling tiles will be changed out by school staff.

Clorox bottle found in room.

Spacers needed in both units in the mechanical room.

Corrective Actions to be Completed by Site Based Staff

Clean HVAC supply grills with Wexcide	▼
Vacuum HVAC return grills	▼
Ensure water is poured down drains regularly	▼
Remove chemicals and/or air fresheners	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

R/S grills and drops	▼
Evaluate and repair cause of stained ceiling tiles	▼
Install appropriate filter spacer in HVAC system	▼
Evaluate and repair cause of water damage	▼
around windows	▼
	▼
	▼
	▼