

Aston A. Henry, Director
Risk Management Department

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May 13, 2014

Signature on File

TO: Lourdes Gonzalez, Principal
Hollywood Hills High School

FROM: Richard Rosa, Project Manager
Risk Management Department

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 8, 2014, I conducted an assessment at **Hollywood Hills 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, Director, Risk Management
Sonja Coley, Senior Project Manager, Facilities & Construction
Broward Teachers Union
Federation of Public Employees

RR/tc
Enc.

IAQ Assessment

Hollywood Hills High

Evaluation Date May 8, 2014

Time of Day 11:30

Outdoor Conditions Temperature 85.4 Relative Humidity 53.2 Ambient CO2 432

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
254	71.7	72 - 78	47.2	30% - 60%	1235	MAX 700 > Ambient	4
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		2' X 4' Lay in		Drywall		12" x 12" Vinyl	
No		No		No		No	
Ceiling Clean	No	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	Yes		
Walls Clean	Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes		
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 252				Mechanical Room Clean	No	
Filters Installed Properly	Yes	Filters Clean	Yes	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	Yes	
Pollutant Sources Near Air Intake	No						

Observations

All HVAC supply vents were manually closed. Advised the HFSP to reopen the vents. I conducted meter readings in an adjoining room on the same AHU: temperature was 68.6 degrees and 55.5% humidity, CO2 750 ppm. The interior wall surfaces in the mechanical room need to be vacuumed and encapsulated with an approved lockdown paint.

Corrective Actions to be Completed by Site Based Staff

Clean ceilings around HVAC supply grills	▼
Open supply vents for normal operation	▼
Clean HVAC supply grills with Wexcide	▼
Clean surfaces in mechanical room	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Set temperature to 72 - 78 degrees	▼
Repair HVAC to reduce CO2 levels	▼
Ceiling tile cuts needed around supply vents	▼
Vacuum the interior walls and encapsulate F-252	▼
	▼
	▼
	▼
	▼