

Aston A. Henry, Supervisor
Risk Management Department

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October 25, 2012

Signature on File

TO: Todd LaPace, Principal
McArthur 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 October 15, 2012, I conducted an assessment at **McArthur 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

McArthur High

Evaluation Date October 15, 2012

Time of Day 11:30

Outdoor Conditions Temperature 85.2

Relative Humidity 75.9

Ambient CO2 441

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
1201	69.6	72 - 78	73.7	30% - 60%	769	MAX 700 > Ambient	0
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' x 4'		Yes		No		< 3 sq ft
Walls	Tack Board		Yes		No		600 sq ft
Floor	12" x 12" Vinyl		No		No		

Ceiling Clean	No	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	No
Walls Clean	No	Inside of Supply Duct Clean	N/A	Inside of Return Duct Clean	No
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 1201A			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

Vacuum the HVAC return which is the mechanical room door located in the classroom. I recommend the removal of all the tack board in the room and replace with approved SBBC wall material. Evaluate the cleaning of the HVAC coil.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean elevated surfaces	▼
Clean ceilings around HVAC supply grills	▼
Clean HVAC supply grills with Wexcide	▼
Clean walls in mechanical room	▼
Replace stained ceiling tiles after repairs	▼
Vacuum HVAC return (mechanical room door)	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate HVAC coil for cleaning	▼
Evaluate and repair cause of stained ceiling tiles	▼
Repair HVAC to reduce humidity level	▼
	▼
Evaluate tackboard wall material for replacement with other wall material	▼
	▼
	▼
See observations for additional info	▼

IAQ Assessment

McArthur High

Evaluation Date October 15, 2012

Time of Day 10:15

Outdoor Conditions Temperature 85.2 Relative Humidity 75.9 Ambient CO2 441

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
1301	74.8	72 - 78	69.3	30% - 60%	1296	MAX 700 > Ambient	30
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' x 4'		Yes		No		< 1 sq ft
Walls	Tack Board		Yes		No		under windows
Floor	12" x 12" Vinyl		No		No		
Ceiling Clean	No	HVAC Supply Grills Clean		No	HVAC Return Grills Clean		No
Walls Clean	No	Inside of Supply Duct Clean		N/A	Inside of Return Duct Clean		No
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		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	FISH 1301A					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

The HVAC fresh air vent appears to be completely closed in air handler room (1301A). Ceiling stain is above the wet tack board. There is a roof drain located above the ceiling stain and the drain runs down the exterior of the wall. The tack board is wet under the South windows. Vacuum the HVAC return which is the mechanical room door located in the classroom.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean elevated surfaces	▼
Clean ceilings around HVAC supply grills	▼
Clean HVAC supply grills with Wexcide	▼
Clean walls in mechanical room	▼
Replace stained ceiling tiles after repairs	▼
Vacuum HVAC return (mechanical room door)	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate the replacement of HVAC coil	▼
Evaluate and repair cause of stained ceiling tiles	▼
Repair HVAC to reduce humidity level	▼
	▼
	▼
	▼
	▼