

managing risk with responsibility

754 321-1900

754 321-1917

Aston A. Henry, Supervisor Telephone: Risk Management Department Fax:

May 29, 2012

Signature on File

TO:

Brian Faso, Principal **Miramar High School**

FROM:

Robert Krickovich, Coordinator I, LEA Facilities and Construction Management

SUBJECT:

Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only				
	Custodial Issues Addressed			
	Custodial Issues Not Addressed			

On May 21, 2012, I conducted an assessment at **Miramar 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

broward Teachers Union

Federation of Public Employees

RK/tc Enc.

IAQ Assessment

Miramar High	Evaluation Date	May 21, 2012	Time of Day1	1:10					
Outdoor Conditions Temperature 85	.2 Relative	Humidity 60.2	Ambient CO2 46	66					
Fish Temperature Range Re 103 69.8 72 - 78		ange CO ² 1334		scupants 5					
Noticeasic Suoi	e water damage / staining?	Visible microbial growth?	Amount of material affected						
Ceiling 2' X 4' Lay in Walls Plaster	No No	No		=					
Floor Carpet	No No	No No							
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes					
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes					
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	No	-						
	aust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No					
itto iii olalloi oa	Drain Traps Wet f Stored in Room is led Containers	N/A	Air Fresheners in Room	No					
Mechanical Equipment Location FISH 104			Mechanical Room Clean	Yes					
Filters Installed Properly Yes	Filters Clean	No	Inside of HVAC Unit Clean	Yes					
Condensate Pan Clean Yes	Cooling Coil Clean	Yes							
Fresh Air Intake Location Pollutant Sources Near Air Intake		▼	Fresh Air Intake Free of Obstruction						
Observations									
Filters dirty, ceiling at supply grills dirty, wall at return grill dusty									
Corrective Actions to be Completed by Site	Based Staff	Corrective Action	ns to be Completed by PP	0					
Clean ceilings around HVAC supply gr			re to 72 - 78 degrees	▼					
Clean dust from wall surface @ return	grill ▼	Repair HVAC	to reduce CO2 levels						
Replace air filters in room 104	▼ -			▼					

IAQ Assessment

Miramar Hi	gh Evaluation Dat	May 21, 2012	Time of Day1	1:10					
Outdoor Conditions Temperature	85.2 Relative	e Humidity 60.2	Ambient CO2 4	66					
Fish Temperature Range 164 70.5 72 - 78	i	Range CO ² % - 60%		2 2					
Noticeable Odor No Vi	sible water damage / staining?	Visible microbial growth?	Amount of material affected						
Ceiling 2' X 4' Lay in	Yes	No	4 stained - various loca	tions					
Walls Plaster	No	No							
Floor 12" x 12" Vinyl	No	No							
Ceiling Clean Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes					
Walls Clean Yes Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	No					
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes	Just Stati						
	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No					
1100111 014110104	Drain Traps Wet od if Stored in Room is	N/A	Air Fresheners in Room	No					
in :	Sealed Containers	IN/A							
Mechanical Equipment Location FISH 16	5		Mechanical Room Clean	Yes					
Filters Installed Properly Yes	Filters Clean	No	Inside of HVAC Unit Clean	Yes					
Condensate Pan Clean Yes	Cooling Coil Clean	Yes							
Fresh Air Intake Location West sign	de of school	▼	Fresh Air Intake Free of Obstruction	Yes					
Pollutant Sources Near Air Intake Main dr	iveway / Palm tree	▼	or obstruction						
Observations									
4 stained ceiling tiles various areas (first floor classroom) - inside of return air box has dust buildup - air filters need to be replaced									
Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO									
Replace air filters in room 16			cause of stained ceiling ti	les ▼					
	▼		ure to 72 - 78 degrees to reduce CO2 levels	▼					
	▼			▼					
	▼			▼					
	▼			▼					
	▼			▼					