

Aston A. Henry, Director
Risk Management Department

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February 12, 2014

Signature on File

TO: Brian Faso, Principal
Miramar 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 January 17, 2014, 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: 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

Miramar High

Evaluation Date January 17, 2014

Time of Day 10:30

Outdoor Conditions Temperature 79.2 Relative Humidity 62.3 Ambient CO2 465

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
242	73.2	72 - 78	55.6	30% - 60%	613	MAX 700 > Ambient	
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Ceiling		Ceiling		Ceiling	
Plaster, drop		Yes		Yes			
Walls		Walls		Walls		Walls	
Plaster		Yes		No			
Floor		Floor		Floor		Floor	
12" x 12" Vinyl		No		No			

Ceiling Clean	No	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	No
Walls Clean	Yes	Inside of Supply Duct Clean	No	Inside of Return Duct Clean	Yes
Flooring Clean	Yes	Ceiling at Supply Grills Clean	Yes		
Room Surfaces Clean	No				

Trash Removed	N/A	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	HVAC system is recessed in drop ceiling			Mechanical Room Clean	N/A
Filters Installed Properly	N/A	Filters Clean	N/A	Inside of HVAC Unit Clean	N/A
Condensate Pan Clean	N/A	Cooling Coil Clean	N/A		

Fresh Air Intake Location	Not accessible ▼	Fresh Air Intake Free of Obstruction	N/A
Pollutant Sources Near Air Intake	Not Accessible ▼		

Observations

F-242 is the planetarium room, the oval plaster ceiling contains <1% asbestos, do not disturb. The flat plaster surface does not contain asbestos.

The HVAC system is located above the drop/plaster ceiling, possible condensate pan issue or chill water piping. Granular debris is appearing on file cabinets under the supply vents. HVAC dept. to evaluate the leak in the HVAC system.

- Corrective Actions to be Completed by Site Based Staff**
- | | |
|--|---|
| Thoroughly clean horizontal surfaces | ▼ |
| Clean HVAC supply grills with Wexcide | ▼ |
| after drops are cleaned | ▼ |
| Vacuum/wipe return grill | ▼ |
| Remove and replace stained ceiling tiles | ▼ |
| | ▼ |
| | ▼ |
| | ▼ |

- Corrective Actions to be Completed by PPO**
- | | |
|---|---|
| Clean supply and return drops | ▼ |
| | ▼ |
| Evaluate cause of water damage and repair HVAC | ▼ |
| Carpentry dept. to repair/replace damaged plaster | ▼ |
| | ▼ |
| See observations for additional information | ▼ |
| | ▼ |
| | ▼ |