

Aston A. Henry, Task Assigned Director
Risk Management Department

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May 20, 2013

Signature on File

TO: John LaCasse, Principal
Nova 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 May 16, 2013, I conducted an assessment at **Nova 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, 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, Task Assigned Director, Risk Management
Sonja Coley, Senior Project Manager, Facilities Design and Construction
Broward Teachers Union
Federation of Public Employees

RR/tc
Enc.

IAQ Assessment

Nova High

Evaluation Date May 16, 2013

Time of Day 11:30

Outdoor Conditions Temperature 80.2

Relative Humidity 51.4

Ambient CO2 442

| | | | | | | | |
|--|---|---|--|---|--|--|---|
| Fish | Temperature | Range | Relative Humidity | Range | CO ² | Range | # Occupants |
| P-21 | 72.8 | 72 - 78 | 38.4 | 30% - 60% | 1811 | MAX 700 > Ambient | 14 |
| Noticeable Odor | | No | Visible water damage / staining? | | Visible microbial growth? | | Amount of material affected |
| Ceiling | 2' x 4' | | Yes | | No | | < 1 sq ft |
| Walls | Homasote | | Yes | | No | | 64 sq ft per moisture chk |
| 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 | N/A |
| Flooring Clean | Yes | Ceiling at Supply Grills Clean | Yes | | |
| 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 | No | Food if Stored in Room is in Sealed Containers | N/A | | |

| | | | |
|-------------------------------|---|---------------------------|---|
| Mechanical Equipment Location | Window unit | Mechanical Room Clean | N/A |
| Filters Installed Properly | Yes | Filters Clean | Yes |
| Condensate Pan Clean | N/A | Cooling Coil Clean | Yes |
| | | Inside of HVAC Unit Clean | N/A |

| | | | |
|-----------------------------------|---|--------------------------------------|---|
| Fresh Air Intake Location | Window unit ▼ | Fresh Air Intake Free of Obstruction | Yes |
| Pollutant Sources Near Air Intake | Grass and landscape ▼ | | |

Observations

The stained ceiling tile is located in front of a window air conditioner adjacent to a light fixture, stain is due to condensation. The water damaged wallboard is located to the right of the white marker board, replace entire panel and behind the teachers desk under the left portion of the white marker board. Remove the marker board and replace wet panel. Repair/replace the necessary exterior East t-111 due to water damage on interior wall board. I adjusted the fresh air damper on the window units to allow more fresh air in the classroom.

Corrective Actions to be Completed by Site Based Staff

| | |
|--|---|
| Remove and replace stained ceiling tiles | ▼ |
| Thoroughly clean horizontal surfaces | ▼ |
| Vacuum/wexcide window unit grills | ▼ |
| | ▼ |
| | ▼ |
| | ▼ |
| | ▼ |
| | ▼ |

Corrective Actions to be Completed by PPO

| | |
|---|---|
| Evaluate and repair cause of water damage | ▼ |
| Remove and replace wall material as necessary | ▼ |
| Repair/replace water damaged exterior t-111 | ▼ |
| | ▼ |
| See Observations for additional information | ▼ |
| | ▼ |
| | ▼ |
| | ▼ |