

managing risk with responsibility

Aston A. Henry, Director	
Risk Management Departmen	t

Telephone:754 321-1900Fax:754 321-1917

November 2	1, 2013 Signat	ure on File <u>For Custodial Supervisor Use Only</u>
TO:	John LaCasse, Principal Nova High School	Custodial Issues Addressed Custodial Issues Not Addressed
FROM:	Richard Rosa, Project Manager Risk Management Department	
SUBJECT:	Indoor Air Quality (IAQ) Asses	ssment

On November 19, 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: 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.

Nova High Evaluation Date November 19, 2013 Time of Day 2:30 PM Dutdoor Conditions Temperature 83.4 Relative Humidity 58.9 Ambient CO2 437 Fish Temperature Range Relative Humidity Range CO ² Range # Occupants R.17A T4.4 72 - 78 51.4 30% - 60% 638 Ambient CO2 Noticeable Odor No Visible water damage / staining? Visible microbial growth? Amount of material affected Ceiling 2':X4' Yes No 2 sg ft Walls Metal No No Amount of material affected Ceiling Clean No No No Amount of grills Clean Mo Walls Clean No No No Mo Mo Gling Clean No HVAC Supply N/A Biside of Return N/A Room Surfaces Yes Coiling at Supply N/A Unapproved Chemicals / No No Signs of Pests No Drain Traps Wet No Air Fresheners in Room No	IAQ Assessment					
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Pollutant Sources Near Air of Obstruction	Condensate Pan Clean N/A	Cooling Coil Clean	N/A			
Pollutant Sources Near Air	Fresh Air Intake Location	Behind Bard unit/Exterior wall	▼		Yes	
		No	▼			

Observations

Stained ceiling tiles are located on the West side of the portable adjacent to the wall. There are numerous floor drains located throughout the portable that need to be secured or capped off. The source of the foul odor is coming from the sink area in the back of the classroom. When the water runs the odor strengthens. I opened both faucets and allowed to flush out any stagnant water that may have been in a small water heater. It appeared to have helped. Plumbers are recommended to evaluate the water heater and water source feeding the sink.

Corrective Actions to be Completed by Site Based Staff

Replace stained ceiling tiles after repairs	▼
Clean HVAC supply grills with Wexcide	▼
Vacuum/wipe return grill	▼
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	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tiles	▼
Plumbers to evaluate water heater & water source	▼
Cap off all floor drains and floor vents	▼
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	▼
	▼
	▼
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