

Aston A. Henry, Director

managing risk with responsibility

754 321-1900

Telephone:

Risk Management Department		Fax: 754 321-1917
July 15, 2013	Signature on File	For Custodial Supervisor Use Only
TO:	Alona DiPaolo, Principal Plantation High School	Custodial Issues Addressed Custodial Issues Not Addressed
FROM:	Robert Krickovich, Coordinator I, LEA Risk Management Department	
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On July 10, 2013, I conducted an assessment at **Plantation 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

RK/tc Enc.

Planta	ation High Evaluation Dat	July 10, 2013	Time of Day 11:15
Outdoor Conditions Temperatu	ure 85.2 Relative	Humidity 73.5	Ambient CO2 488
Fish Temperature Range 231 75.5 72 - 72	<u> </u>	Range CO ² % - 60%	
Noticeable Odor Yes	Visible water damage / staining?	Visible microbial growth?	Amount of material affected
Ceiling 2' X 4' Lay in / Plaster	Yes	No	6 Stained Tiles
Walls Plaster	Yes	No	80 Sq ft
Floor 12" x 12" Vinyl	No	No	
Ceiling Clean No Walls Clean No	HVAC Supply Grills Clean	No	HVAC Return Grills Clean Yes
Flooring Clean No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean Yes
Room Surfaces No Clean	Ceiling at Supply Grills Clean	No	
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room
Signs of Pests No Room Cluttered No	Drain Traps Wet Food if Stored in Room is in Sealed Containers	Yes N/A	Air Fresheners No in Room
Mechanical Equipment Location	FISH 231E		Mechanical Room Clean No
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	
Pollutant Sources Near Air	Roof top	▼	Fresh Air Intake Free of Obstruction
Intake	None	▼	
Observations			
Door to room blocked open - Musi surfaces dirty - heavy dust on ceil all windows.	•		0 ,
231E - Unable to access area betw	een the unit and chilled wate	er pipe to check unit or	filters.

Corrective Actions to be Completed by Site Based Staff			
Thoroughly clean all surfaces	·		
Thoroughly clean and sanitize flooring	▼		
Clean HVAC supply grills with Wexcide	▼		
Clean ceilings around HVAC supply grills	·		
-	▼		
	▼		
	▼		
	▼		

Corrective Actions to be Completed by PPO

Corrective Actions to be completed by 1.1.6	
Remove cabinets from walls at windows	▼
Remove and replace water damaged wall material	▼
Repair cause of water damaged walls (first)	▼
Evaluate and repair cause of stained ceiling tiles	▼
Remove and replace stained ceiling tiles	▼
Clean inside of HVAC unit	▼
	▼
	▼

	Plantation High	Evaluation Date	July 10, 201	3 Time of D	Day 1	1:15
Outdoor Conditions Tem	perature 85.2	Relative	Humidity 73.	5 Ambient	CO2 48	88
Fish Temperature 232 75.9		<u> </u>	ange 6 - 60%	CO ² Rang 483 MAX 7 Ambi	00 >	ccupants 1
Noticeable Odor Yes		er damage / ning?	Visible microbia growth?	••	ount of al affected	
Ceiling 2' X 4' Lay in / Plas	ster Ye	s	No	14 S	tained tiles	
Walls Plaster	Ye	s	No		20 Sq ft	
Floor 12" x 12" Vinyl	Ye	s	No	8	00 Sq ft	
Ceiling Clean No Walls Clean No	Grill	C Supply s Clean	No	HVAC Grills	Return Clean	Yes
Flooring Clean No		de of Supply t Clean	Yes	Inside Duct C	of Return Iean	Yes
Room Surfaces No Clean		ing at Supply s Clean	No			
Trash Removed Yes		ans Working	N/A	Unapproved (Cleaners in R		No
Signs of Pests No Room Cluttered No		ain Traps Wet ed in Room is ontainers	Yes N/A	Air Freshen in Room	ers	No
Mechanical Equipment Locat	ion FISH 231E and 2	233E (see FISH	231 & 233)	Mechanical R	oom Clean	
Filters Installed Properly		Filters Clean		Inside of HVAC	Unit Clean	
Condensate Pan Clean	Coolin	ng Coil Clean				
Fresh Air Intake Location Pollutant Sources Near Air	Roof top			Fresh Air II		Yes
Intake	None			<u> </u>		
Observations						
Musty odor in room - Dust / cob webs on all elevated wall surfaces - flooring dirty and more than 1/2 of the floor is water damaged - all surfaces dirty - heavy dust on ceilings at HVAC supply grills - 14 stained ceiling tiles - plaster ceiling water stained - severely water damaged wall at SE Door.						
Corrective Actions to be Co	ompleted by Site Base	d Staff	Corrective A	actions to be Comp	leted by PP	<u> </u>

Thoroughly clean all surfaces	▼
Clean ceilings around HVAC supply grills	▼
Clean HVAC supply grills with Wexcide	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be completed by 110	
Evaluate and repair cause of stained ceiling tiles	▼
Remove and replace stained ceiling tiles	▼
Evaluate and repair cause of water damage	▼
to wall material	▼
Remove and replace wall material as necessary	▼
	▼
Replace floor tile (after asbestos abatement)	lacksquare
	▼

Plan	tation High Evaluation Dat	July 10, 2013	Time of Day 11	1:15
Outdoor Conditions Tempera	ture 85.2 Relative	Humidity 73.5	Ambient CO2 48	88
		Range <u>CO²</u> % - 60%	Range # Oc MAX 700 > Ambient	cupants 1
Noticeable Odor Yes Ceiling 2' X 4' Lay in / Plaster Walls Plaster Floor 12" x 12" Vinyl	Visible water damage / staining? Yes Yes No	Visible microbial growth? Yes No	Amount of material affected 29 stained / 2 w/ Microl 100 Sq ft	bial
Ceiling Clean No Walls Clean No Flooring Clean No Room Surfaces No Clean	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply Grills Clean	No Yes No	HVAC Return Grills Clean Inside of Return Duct Clean	Yes
Trash Removed Yes Signs of Pests No Room Cluttered No	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A Yes No	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location Filters Installed Properly Condensate Pan Clean N/A	FISH 233E Filters Clean Cooling Coil Clean	No N/A	Mechanical Room Clean Inside of HVAC Unit Clean	No N/A
Fresh Air Intake Location Pollutant Sources Near Air Intake	Roof top None	▼	Fresh Air Intake Free of Obstruction	Yes
Observations Musty odor in room - Dust / cob v ceilings at HVAC supply grills - 2 stained - severely water damage	9 stained ceiling tiles 2 with vi	sible microbial growth		

Corrective Actions to be Completed by Site Based Staff

Completed by Completed by Cite Luced	• • • • • • • • • • • • • • • • • • • •
Thoroughly clean all surfaces	▼
Thoroughly clean and sanitize flooring	▼
Clean ceilings around HVAC supply grills	▼
Clean HVAC supply grills with Wexcide	•
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Corrective Actions to be completed by 11 C	
Repair cause of water damaged walls (first)	▼
Remove cabinets from walls at windows	▼
Remove and replace water damaged wall material	▼
Evaluate and repair cause of stained ceiling tiles	▼
Remove and replace stained ceiling tiles	▼
Clean inside of HVAC unit	▼
	▼
	▼

Pl	lantation High Evaluati	ion Date July 10	, 2013 Time	of Day 11:15	
Outdoor Conditions Tempe	erature 85.2 Ro	elative Humidity	73.5 Ambi	ent CO2 488	
	Range Relative Humidit	y Range] 30% - 60% [MA	ange # Occup X 700 > mbient	ants
Noticeable Odor Yes Ceiling None	Visible water damag staining?	ge / Visible mic growth	· · · · · · · · · · · · · · · · · · ·	Amount of terial affected	
Walls Drywall Floor 12" x 12" Vinyl	Yes	No No			
Ceiling Clean Walls Clean Flooring Clean Room Surfaces Clean	HVAC Supply Grills Clean Inside of Sup Duct Clean Ceiling at Su Grills Clean	pply	Gri Ins	AC Return ills Clean ide of Return ct Clean	
Trash Removed Signs of Pests Room Cluttered	Exhaust Fans Wor Drain Traps Food if Stored in Ro in Sealed Containers	s Wet	Unapprov Cleaners i Air Fres in Room	heners	
Mechanical Equipment Location Filters Installed Properly Condensate Pan Clean	Filters C Cooling Coil C			AC Unit Clean	
Fresh Air Intake Location Pollutant Sources Near Air Intake				Air Intake Free	
Observations No power to building - Severe I damaged - all equipment, light ALL DUE to roof leak - SBBC Facilities Department to	fixtures, fire alarm devices	s water damaged - F	Power to entire build	ing has been shut	
Corrective Actions to be Comp	pleted by Site Based Staff ▼	Correct	ive Actions to be Co	mpleted by PPO	
	▼ ▼				▼ ▼
	▼ ▼				▼ ▼
	▼				▼