

Aston A. Henry, Director
Risk Management Department

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September 24, 2014

Signature on File

TO: Alona DiPaolo, Principal
Plantation High School

FROM: Robert Krickovich, Coordinator I, LEA
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 September 24, 2014, 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, Executive Director, 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

DM/tc
Enc.

IAQ Assessment

Plantation High

Evaluation Date September 24, 2014

Time of Day 7:30

Outdoor Conditions Temperature 75.9

Relative Humidity 95.0

Ambient CO2 589

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
283	74.1	72 - 78	81.0	30% - 60%	604	MAX 700 > Ambient	10
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Ceiling		Ceiling		50 square feet	
Walls		Walls		Walls			
Floor		Floor		Floor			
Ceiling Clean	<input checked="" type="checkbox"/>	HVAC Supply Grills Clean	<input type="checkbox"/>	HVAC Return Grills Clean	<input type="checkbox"/>		
Walls Clean	<input checked="" type="checkbox"/>	Inside of Supply Duct Clean	<input type="checkbox"/>	Inside of Return Duct Clean	<input type="checkbox"/>		
Flooring Clean	<input checked="" type="checkbox"/>	Ceiling at Supply Grills Clean	<input type="checkbox"/>				
Room Surfaces Clean	<input checked="" type="checkbox"/>	Exhaust Fans Working	<input checked="" type="checkbox"/>	Unapproved Chemicals / Cleaners in Room	<input type="checkbox"/>		
Trash Removed	<input checked="" type="checkbox"/>	Drain Traps Wet	<input checked="" type="checkbox"/>	Air Fresheners in Room	<input type="checkbox"/>		
Signs of Pests	<input type="checkbox"/>	Food if Stored in Room is in Sealed Containers	<input checked="" type="checkbox"/>				
Room Cluttered	<input type="checkbox"/>	Mechanical Equipment Location NONE		Mechanical Room Clean	<input type="checkbox"/>		
Filters Installed Properly		<input type="checkbox"/>	Filters Clean	<input type="checkbox"/>	Inside of HVAC Unit Clean	<input type="checkbox"/>	
Condensate Pan Clean		<input type="checkbox"/>	Cooling Coil Clean	<input type="checkbox"/>			
Fresh Air Intake Location		Roof top ▼			Fresh Air Intake Free of Obstruction	<input type="checkbox"/>	
Pollutant Sources Near Air Intake		 ▼					

Observations

Kitchen - No air conditioning - water damaged plaster ceiling in front of walk in coolers - Air conditioning penthouse (286) above is leaking into kitchen ceiling - condensate pan leaking - air conditioning duct insulation damaged - duct work dripping condensation on floor - Condensate water standing on floor and following duct work through floor into kitchen ceiling space.

Corrective Actions to be Completed by Site Based Staff

	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair/Replace condensate pan in FISH 286	▼
Repair/Replace duct insulation in FISH 286	▼
Remove and replace damaged plaster ceiling in 283	▼
FISH 283	▼
	▼
	▼
	▼
	▼
	▼