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Risk Management Department

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September 22, 2014

Signature on File

TO: Robert Boegli, Principal
Sheridan Technical High

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 September 8, 2014, I conducted an assessment at **Sheridan Technical High**. 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

RR/tc
Enc.

IAQ Assessment

Sheridan Technical High

Evaluation Date September 8, 2014

Time of Day 11:30

Outdoor Conditions Temperature 88.8

Relative Humidity 61.2

Ambient CO2 427

| | | | | | | | |
|---|---|---|--|---|---|--|---|
| Fish | Temperature | Range | Relative Humidity | Range | CO ² | Range | # Occupants |
| 105 | 73.5 | 72 - 78 | 64.6 | 30% - 60% | 513 | MAX 700 > Ambient | |
| Noticeable Odor | | No | Visible water damage / staining? | | Visible microbial growth? | | Amount of material affected |
| Ceiling | 2' X 4' Lay in | | Yes | | No | | 5 ceiling tile stains |
| Walls | Plaster | | No | | No | | |
| Floor | 12" x 12" Vinyl | | No | | No | | |

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

| | | | | | |
|----------------|---|--|---|---|--|
| Trash Removed | Yes | Exhaust Fans Working | Yes | Unapproved Chemicals / Cleaners in Room | No |
| Signs of Pests | Yes | Drain Traps Wet | Yes | Air Fresheners in Room | No |
| Room Cluttered | No | Food if Stored in Room is in Sealed Containers | N/A | | |

| | | | | | |
|-------------------------------|--|--------------------|---|---|---|
| Mechanical Equipment Location | FISH 180 | | Mechanical Room Clean | Yes | |
| Filters Installed Properly | No | Filters Clean | No | Inside of HVAC Unit Clean | Yes |
| Condensate Pan Clean | Yes | Cooling Coil Clean | Yes | | |

| | | | |
|-----------------------------------|--|--------------------------------------|---|
| Fresh Air Intake Location | Thru exterior wall ▼ | Fresh Air Intake Free of Obstruction | Yes |
| Pollutant Sources Near Air Intake | Parking Lot ▼ | | |

Observations

The site is located at the Sunset Lakes School (3775 SW 16th St Ft Laud.) Bug droppings on the wall in 105A

Corrective Actions to be Completed by Site Based Staff

| | |
|--|---|
| Replace stained ceiling tiles after repairs | ▼ |
| Clean ceilings around HVAC supply grills | ▼ |
| Generate a work order for pest control | ▼ |
| Remove and replace A/C filters and date properly | ▼ |
| | ▼ |
| | ▼ |
| | ▼ |
| | ▼ |

Corrective Actions to be Completed by PPO

| | |
|--|---|
| Evaluate and repair cause of stained ceiling tiles | ▼ |
| Repair HVAC to reduce humidity level | ▼ |
| Install appropriate filter spacer in HVAC | ▼ |
| | ▼ |
| | ▼ |
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