

## managing risk with responsibility

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May 29, 2012

Signature on File

TO: Alan Strauss, Principal

South Broward High School

FROM: Richard Rosa, Project Manager

Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only				
	Custodial Issues Addressed			
	Custodial Issues Not Addressed			
-				

On May 17, 2012, I conducted an assessment at South Broward 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.

Area Superintendent cc:

Area Directors

Shelley Meloni, Executive Director, Facilities and Construction Management Mark Dorsett, Acting Director, Physical Plant Operations Division, Maintenance Sonja Coley, Project Manager III, Facilities and Construction Management Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division Aston Henry, Supervisor, Risk Management Broward Teachers Union

Federation of Public Employees

RR/tc Enc.

## **IAQ Assessment**

May 17, 2012

Time of Day

1:00

**Evaluation Date** 

South Broward High

Outdoor Conditions Temperature 81.6	Relative Humidity	70.8	Ambient CO2 3	97
Fish         Temperature         Range         Relative Hu           329         72.8         72 - 78         54.1	30% - 60%	CO <sup>2</sup>	Range # O MAX 700 > Ambient	ccupants
Noticeable Odor No Visible water d			Amount of material affected	
Ceiling         2' x 4'         No           Walls         Drywall         No           Floor         12" x 12" Vinyl         No	No No	. [		
Flooring Clean Yes Duct Cle	f Supply Yes at Supply		HVAC Return Grills Clean Inside of Return Duct Clean	Yes
Trash Removed Yes Exhaust Fans Signs of Pests No Drain  Room Cluttered No Food if Stored i in Sealed Conta	raps Wet N/A		Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location FISH 332  Filters Installed Properly Yes Filter  Condensate Pan Clean Yes Cooling C	ers Clean Yes oil Clean Yes		Mechanical Room Clean side of HVAC Unit Clean	Yes
Fresh Air Intake Location  Pollutant Sources Near Air Intake  Trees at same elevation	ntion as intake	▼	Fresh Air Intake Free of Obstruction	Yes
Observations Air Handler Unit # 3 has incorrect filter spacer install	ed			
Corrective Actions to be Completed by Site Based S			to be Completed by PI	
Thoroughly clean horizontal surfaces	▼ Install (	correct filter	spacer in HVAC system	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
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