

Aston A. Henry, Director
Risk Management Department

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November 17, 2014

Signature on File

TO: Olayemi Awofadeju, Principal
South Broward High School

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 November 10, 2014, 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.

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

South Broward High

Evaluation Date November 10, 2014

Time of Day 1:45

Outdoor Conditions Temperature 76.2 Relative Humidity 63.3 Ambient CO2 459

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
324	74.6	72 - 78	66.8	30% - 60%	1309	MAX 700 > Ambient	46
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes		No		6 ceiling stains
Walls	Drywall		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		Yes		
Room Surfaces Clean		No					
Trash Removed		Yes	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room No	
Signs of Pests		No	Drain Traps Wet		N/A	Air Fresheners in Room No	
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			FISH 332 AHU 3-3			Mechanical Room Clean Yes	
Filters Installed Properly		Yes	Filters Clean		No	Inside of HVAC Unit Clean Yes	
Condensate Pan Clean		Yes	Cooling Coil Clean		Yes		
Fresh Air Intake Location			Roof top ▼			Fresh Air Intake Free of Obstruction Yes	
Pollutant Sources Near Air Intake			No ▼				

Observations

Recommend roofers evaluate the roofing, stains are located in the back corner of the classroom. Assistant Principal has stated the HVAC system has been giving the school trouble since the beginning of school, some classes are cold and some are warm and humid. The HVAC filters are due for replacement, dated 4/4/2014. This room is 1600 sq ft.

Corrective Actions to be Completed by Site Based Staff

Clean mechanical room HVAC supply grill	▼
Remove and replace A/C filters	▼
Thoroughly clean elevated surfaces	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce CO2 level in classroom	▼
Repair HVAC to reduce humidity level	▼
Evaluate and repair cause of stained ceiling tiles	▼
	▼
	▼
see observations for additional information	▼
	▼
	▼