

# RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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November 10, 2009

Signature on File

TO: Dr. David Basile, Principal  
**South Plantation High School**

FROM: Edward See, Project Manager  
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment  
**FISH 199 and 292**

**For Custodial Supervisor Use Only**

☐ Custodial Issues Addressed

☐ Custodial Issues Not Addressed

On November 3, 2009 I conducted an assessment of FISH 199 and a follow-up assessment of FISH 292 at **South Plantation High School**. This evaluation included observations of the flooring system, ceiling tiles, false ceiling plenum, environmental surfaces, interior and exterior walls, and the accessible ventilation equipment. Additionally, environmental parameter measurements were taken to include temperature, relative humidity, and carbon dioxide. The detailed findings, along with the recommended corrective action can be found on the attached IAQ Assessment Worksheets.

Generally, the IAQ Assessment did not identify any existing conditions significantly impacting IAQ and thereby presenting immediate health and safety concerns 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 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 me at 754-321-1900.

cc: Dr. Leontine Butler, Area Superintendent  
Michaelle Pope, Area Director  
Jeffrey S. Moquin, Executive Director, Support Operations  
Aston Henry, Supervisor, Risk Management  
Wayne Thrasher, Project Manager, Facilities and Construction Management  
Ralph Eckhardt, Broward Teachers Union  
Roy Jarrett, Federation of Public Employees  
Mark Dorsett, Manager 1, Physical Plant Operations Division, Zone 1  
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division  
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

ES/tc  
Enc.

**IAQ Assessment**

Location Number

2351

South Plantation High School

Evaluation Requested

Time of Day

9:20 am

Evaluation Date

November 3, 2009

Outdoor Conditions

Temperature

88.7

Relative Humidity

69.5

Ambient CO2

383

Fish

199

Temperature

76.1

Range

72 - 78

Relative Humidity

54.1

Range

30% - 60%

CO2

825

Range

Max 700 &gt; Ambient

# Occupants

2

Noticeable Odor

Yes

Visible water  
damage / staining?

No

Visible microbial  
growth?

No

Amount of  
material affected

None

Ceiling Type

2 x 4 Lay In

Wall Type

Drywall

Flooring

12 x 12 Vinyl

None

None

None

Clean

Minor Dust  
/ DebrisNeeds  
Cleaning

Corrective Action Required

Ceiling

Yes

No

No

Walls

Yes

No

No

Flooring

Yes

No

No

HVAC Supply Grills

Yes

No

No

HVAC Return Grills

Yes

No

No

Ceiling at Supply  
Grills

Yes

No

No

Surfaces in Room

Yes

No

No

**Observations****Findings:**

- Non-approved chemicals in room (air fresheners and 409 cleaner)
- 1 broken ceiling tile
- Elevated ambient noise from outside hallway

**Site Based Maintenance:**

- Remove non-approved chemicals from room. Chemicals not approved by SBBC can have a negative impact on indoor air quality.
- Remove and replace broken ceiling tile
- Generate a work order through COMPASS to repair/replace door sweep
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

# IAQ Assessment

Location Number

2351

South Plantation High School

Evaluation Requested

Time of Day

9:20 am

Evaluation Date

November 3, 2009

Outdoor Conditions

Temperature

88.7

Relative Humidity

69.5

Ambient CO2

383

Fish

292

Temperature

73.3

Range

72 - 78

Relative Humidity

67.1

Range

30% - 60%

CO2

529

Range

Max 700 &gt; Ambient

# Occupants

25

Noticeable Odor

No

Visible water  
damage / staining?

No

Visible microbial  
growth?

No

Amount of  
material affected

None

Ceiling Type

Acoustical Tiles

Wall Type

Drywall

Flooring

Carpet

Clean

Minor Dust  
/ DebrisNeeds  
Cleaning

Corrective Action Required

Ceiling

Yes

No

No

Walls

Yes

No

No

Flooring

Yes

No

No

HVAC Supply Grills

Yes

No

No

HVAC Return Grills

Yes

No

No

Ceiling at Supply  
Grills

Yes

No

No

Surfaces in Room

Yes

No

No

## Observations

### Findings:

- Humidity level was elevated at the time of the assessment
- Doors were closed at the time of the assessment

### Site Based Maintenance:

- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

### Physical Plant Operations:

- Work is in progress under EQ work orders - no additional action necessary at this time