

RISK MANAGEMENT...

managing risk with responsibility

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May 21, 2010

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 456, 457, 471 and 472

For Custodial Supervisor Use Only	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed

On May 11, 2010 I conducted an assessment of FISH 456, 457, 471 and 472 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
Michaëlle 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

Evaluation Date May 11, 2010

Outdoor Conditions Temperature 82.7 Relative Humidity 64.4 Ambient CO2 456

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
456	70.7	72 - 78	52.8	30% - 60%	782	Max 700 > Ambient	3
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		6 ceiling tiles	
Ceiling Type	2 x 4 Lay In		Yes	No		6 ceiling tiles	
Wall Type	Drywall		No	No		None	
Flooring	12 x 12 Vinyl		No	No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tiles
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

- 6 stained ceiling tiles. HFSP advised ceiling tiles are stained from stripping and waxing second floor.
- Old water stains on plastic light panels

Site Based Maintenance:

- Remove and replace stained ceiling tiles and monitor for return of staining.
- Contact COMPASS to generate a work order to evaluate leak from second floor when stripping and waxing.
- 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

Evaluation Date May 11, 2010

Outdoor Conditions Temperature 82.7 Relative Humidity 64.4 Ambient CO2 456

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
457	70.7	72 - 78	52.8	30% - 60%	789	Max 700 > Ambient	13
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		6 ceiling tiles	
Ceiling Type	2 x 4 Lay In		Yes	No	6 ceiling tiles		
Wall Type	Drywall		No	No	None		
Flooring	12 x 12 Vinyl		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tiles
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
 - 6 stained ceiling tiles with dust impaction and 1 missing ceiling tile

Site Based Maintenance:
 - Remove and replace stained ceiling tiles and monitor for return of staining. If stains return contact COMPASS to generate a work order for Physical Plant Operations to evaluate for cause and repair.
 - Install missing ceiling tile
 - 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

Evaluation Date May 11, 2010

Outdoor Conditions Temperature 82.7 Relative Humidity 64.4 Ambient CO2 456

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
471	71.5	72 - 78	50.5	30% - 60%	809	Max 700 > Ambient	25
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		2 ceiling tiles	
Ceiling Type	2 x 4 Lay In		Yes	No	2 ceiling tiles		
Wall Type	Drywall		No	No	None		
Flooring	12 x 12 Vinyl		No	No	None		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tiles
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

- 2 stained ceiling tiles (old staining)
- FISH 465 (2nd floor AHU) - condensation on floor
- FISH 462 (1st floor AHU) - no issues identified

Site Based Maintenance:

- Remove and replace stained ceiling tiles and monitor for return of staining. If stains return contact COMPASS to generate a work order for Physical Plant Operations to evaluate for cause and repair.
- FISH 465 (2nd floor AHU) - generate a work order for Physical Plant Operations to evaluate
- 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

Evaluation Date May 11, 2010

Outdoor Conditions Temperature 82.7 Relative Humidity 64.4 Ambient CO2 456

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
472	73.2	72 - 78	47.1	30% - 60%	765	Max 700 > Ambient	20
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Wall Type		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Flooring		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	

	Clean	Minor Dust / Debris	Needs 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
 - Occupant advised previous stained ceiling tile. HFSP replaced an no reoccurrence.

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