

managing risk with responsibility

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Telephone:

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A ston A. Henry, Supervisor
Risk Management Department

April 9, 2012	Signature on File	For Custodial Supervisor Use Only		
TO:	Dr. David Basile, Principal South Plantation High School	Custodial Issues Addressed Custodial Issues Not Addressed		
FROM:	Robert Krickovich, Coordinator I, LEA Facilities and Construction Management			
SUBJECT:	Indoor Air Quality (IAO) Assessment			

On February 8, 2012, I conducted an assessment at **South Plantation 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: Area Superintendent
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

RK/tc Enc.

South Plan	tation High School	Evaluation Requested February 7, 2012
Time of Day 9:00 AM		Evaluation Date February 8, 2012
Outdoor Conditions Tempera	ture 72.3 Relative	Humidity 89.6 Ambient CO2 510
Fish Temperature Rang 159 72.5 72 - 78	3 58.3 30% - 60	% 695 Max 700 > Ambient 15
Noticeable Odor No	Visible water Visible water Visible water	sible microbial Amount of growth? material affected
Ceiling Type 2 x 2 Lay In	No	No None
Wall Type Plaster	No	No None
Flooring 12 x 12 Vinyl	No	No None
	nor Dust Needs Debris Cleaning	Corrective Action Required
Ceiling Yes	No No	
Walls Yes	No No	
Flooring	Yes	Clean as appropriate
HVAC Supply Grills Yes	No No	
HVAC Return Grills Yes	No No	
Ceiling at Supply Grills	No No	
Surfaces in Room Yes	No No	
bservations		
Findings - Standing water on sink counter top Floor tile slightly stained and worn	Caulk is deteriorated.	
running behind the sink cabinet Thoroughly clean and sanitize floori	ng	standing. Caulk counter top to prevent water from well as dust and debris accumulation and clean as

Location Number

Time of Day 9:	00 AM	1 lantation ing	, <u></u>		F	Evaluation Date February 8, 2012
Outdoor Conditions	Tem	perature	72.3	Relative Humid	ity 89.6	Ambient CO2 510
Fish Tempe	erature R	tange Rela	tive Humidity	Range	CO2	Range # Occupants
161 6	7 .9 7 .9	2 - 78	74.2	30% - 60%	481	Max 700 > Ambient 4
Noticeable Odor [No		Visible water nage / staining	Visible mi growt?		Amount of material affected
Ceiling Type	2 x 2 Lay l	n	Yes	Yes		8 ceiling tiles
Wall Type	Ceramic Ti	ile	No	No		None
Flooring	Ероху		No	No		None
	Clean	Minor Dust / Debris	Needs Cleaning		Correc	ctive Action Required
Ceiling	No	Yes	Yes		Rer	nove and replace
Walls	Yes	No	No			
Flooring	No	Yes	Yes		Clea	an as appropriate
HVAC Supply Grills	No	Yes	Yes		Clea	an as appropriate
HVAC Return Grills	No	Yes	Yes		Clea	an as appropriate
Ceiling at Supply Grills	Yes	No	No			
Surfaces in Room	Yes	No	No			

South Plantation High School

Location Number

Evaluation Requested

February 7 2012

Observations

Findings

- Dirt and staining on flooring in 161 and 161G
- Temperature was low and humidity was elevated
- Stained ceiling tiles in 161 and 161H
- Dust and visible microbial growth on HVAC supply and return grills

Site Based Maintenance:

- Thoroughly clean and sanitize flooring in 161 and 161G
- Remove and replace stained ceiling tiles as necessary until repairs are completed
- Clean HVAC supply and return grills with Wexcide disinfectant solution
- 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:

- Evaluate for cause of stained ceiling tiles in 161 and 161H and repair as appropriate. Remove and replace ceiling tiles as necessary.

Facilities and Construction Management

- Expedite HVAC work being done by contractor

- NOTE: Work order EQ02307, 2308, 2309 and 2310 generated 3/1/2012

South Plantation High School Evaluation Requested February 7, 2012
Time of Day 9:00 AM Evaluation Date February 8, 2012
Outdoor Conditions Temperature 72.3 Relative Humidity 89.6 Ambient CO2 510
Fish Temperature Range Relative Humidity Range CO2 Range #Occupants 161A 68 72 - 78 68 30% - 60% 480 Max 700 > Ambient 1 Noticeable Odor Yes Visible water damage / staining? Visible microbial growth? Ceiling Type 2 x 2 Lay In No No No None Wall Type Plaster No No No None Flooring Carpet No No No None
Ceiling Yes No No No Walls Yes No No No HVAC Supply Grills Yes No No No Ceiling at Supply Grills Yes No No No Surfaces in Room Yes No
Findings - Slightly musty odor in room - Temperature was low and humidity was elevated - Visible microbial growth under desk - Ceiling tiles not installed properly Site Based Maintenance: - Clean under desk area with Wexcide disinfectant solution - Properly install ceiling tiles - Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate Facilities and Construction Management - Expedite HVAC work being done by contractor

Location Number

		Sou	th Plantation	High School		Evaluat	tion Requested	February	7, 2012
Time of Day	9:0	00 AM				ı	Evaluation Date	February	8, 2012
Outdoor Condi	itions	Те	mperature	72.3	Relative Humidi	ty 89.6	S Ambient	t CO2	510
	Tempe		Range	Relative Humidity	/ Range	CO2	Rang	e #(Occupants
161L	70	0.2	72 - 78	77.5	30% - 60%	466	Max 700 >	Ambient	2
Noticeable Od	dor [Yes		Visible water damage / stainin	Visible mid g? growth		Amount of material affected	ed	
Ceiling Type		2 x 2 La	y In	No	No]	N	lone	
Wall Type		Plaste	er	Yes	No		6 squ	are feet	
Flooring		Carpe	t	No	No]	N	None	
	(Clean	Minor Debri		3	Corre	ctive Action Req	uired	
Ceiling		Yes	No	No					
Walls		Yes	No	No					
Flooring		No	Yes	Yes		Cle	an as appropriat	te	
HVAC Supply	Grills	No	Yes	Yes		Cle	an as appropriat	te	
HVAC Return	Grills	No	Yes	Yes		Cle	an as appropriat	te	
Ceiling at Sup Grills	ply	Yes	No	No					
Surfaces in Ro	oom	No	Yes	Yes		Cle	an as appropriat	te	

Location Number

Observations

Findings

- Temperature was low and humidity was elevated
- Stains and debris on carpet
- Dust and visible microbial growth on HVAC supply and return grills
- Visible microbial growth under tables. Dust build up and staining on all tables and counters.
- Visible water damage/staining under North windows
- Heavy staining on carpet and musty odor

Site Based Maintenance:

- Thoroughly clean and sanitize flooring
- · Clean HVAC supply and return grills with Wexcide disinfectant solution
- Clean under tables with Wexcide disinfectant solution. Thoroughly clean all surfaces throughout the room.
- 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:

- Evaluate for cause of water damage/staining under windows and repair as appropriate. Repair/replace wall material as necessary.
- Evaluate carpet for replacement with tile

Facilities and Construction Management

- Expedite HVAC work being done by contractor

NOTE: Work order EQ02307, 2308, 2309 and 2310 generated 3/1/2012

	Sou	th Plantation	High School		Evaluati	on Requested	February 7, 2012
Time of Day	9:00 AM]			E	valuation Date	February 8, 2012
Outdoor Cond	litions Te	mperature	72.3	Relative Humidity	89.6	Ambient (CO2 510
Fish	Temperature		Relative Humidity	Range	CO2	Range	
162		72 - 78	80.4	30% - 60%	510	Max 700 > A	Ambient 4
Noticeable O	dor No	⅃ ,	Visible water damage / staining	Visible micro growth?		Amount of material affected	ı
Ceiling Type	2 x 2 La	y In	No	Yes	[1 tile - 1 i	inch spot
Wall Type	Drywall/Cera	mic Tile	No	No		No	ne
Flooring	12 x 12 Vinyl	/Ероху	Yes	No	[water under re	each in freezer
	Clean	Minor Du / Debris			Correc	tive Action Requ	ired
Ceiling	Yes	No	No				
Walls	Yes	No	No				
Flooring	Yes	No	No				
HVAC Supply	Grills No	Yes	Yes		Clea	n as appropriate	
HVAC Return	Grills No	Yes	Yes		Clea	n as appropriate	
Ceiling at Sup Grills	oply Yes	No	No				
Surfaces in R	oom Yes	No	No				

Location Number

Evaluation Requested

February 7, 2012

Observations

Findings

- Visible water on floor under reach in freezer door gaskets do not seal
- Temperature was low and humidity was elevated
- Small spot (1 inch) on 1 ceiling tile
- Dust and visible microbial growth on HVAC supply and return grills
- Dust build up on light fixtures by HVAC supply grills in the southwest corner of the room

Site Based Maintenance:

- Remove and replace stained ceiling tiles as necessary until repairs are completed
- · Clean HVAC supply and return grills with Wexcide disinfectant solution
- Clean dust from light fixtures
- 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:

- Remove and replace door gaskets on reach in freezer

Facilities and Construction Management

- Expedite HVAC work being done by contractor
- NOTE: Work order EQ02307, 2308, 2309 and 2310 generated 3/1/2012

	South Plantation	n High School		Evaluation Requested _	rebluary 1, 2012
Time of Day 9:	00 AM			Evaluation Date	February 8, 2012
Outdoor Conditions	Temperature	72.3	Relative Humidity	89.6 Ambien	t CO2 510
Fish Tempe		Relative Humidity	Range	CO2 Rang	
164 7	1.5 72 - 78		30% - 60%	593 Max 700 >	- Ambient 7
Noticeable Odor	No	Visible water damage / staining?	Visible micro growth?	bial Amount of material affect	ed
Ceiling Type	2 x 2 Lay In	No	No		None
Wall Type F	Plaster/Drywall	No	No	N	lone
Flooring	12 x 12 Vinyl	No	No		None
	Clean Minor D			Corrective Action Rec	quired
Ceiling	Yes No	No			
Walls	Yes No	No			
Flooring	Yes No	No			
HVAC Supply Grills	Yes	No			
HVAC Return Grills	Yes No	No			
Ceiling at Supply Grills	Yes	No			
Surfaces in Room	Yes No	No			
bservations					
Findings - No issues identified					
Site Based Maintenand - Continue to monitor appropriate		signs of microbial g	rowth as well as du	st and debris accumulat	ion and clean as

Location Number