

Aston A. Henry, Supervisor Risk Management Department

managing risk with responsibility

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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 (IAQ) Assessment	

On February 20, 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.

	IAQ As	sessment		
South	n Plantation High Evaluat	ion Date March 20, 2012	Time of Day 12:30	
Outdoor Conditions Ten	nperature 80.0 R	elative Humidity 54.1	Ambient CO2 434	
FishTemperature16170.5	RangeRelative Humidit72 - 7857.3		O2Range# Occupant32MAX 700 >2Ambient2	ts]
Noticeable OdorNoCeiling2' X 2' Lay inWallsCeramic TileFloorEpoxy	Visible water dama staining? Yes No No	ge / Visible microbial growth? Yes No No	Amount of material affected 9 with Microbial Growth]
Ceiling CleanYesWalls CleanYesFlooring CleanNoRoom Surfaces CleanNo	HVAC Suppl Grills Clean Inside of Su Duct Clean Ceiling at Su Grills Clean	pply No	HVAC Return Grills Clean Yes Inside of Return Duct Clean Yes	
Trash RemovedNoSigns of PestsNoRoom ClutteredNo	Exhaust Fans Wor Drain Traps Food if Stored in Ro in Sealed Containers	s Wet Yes	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	
Mechanical Equipment Loca Filters Installed Properly Condensate Pan Clean	tion FISH 165 No Filters C Yes Cooling Coil C		Mechanical Room Clean Yes Inside of HVAC Unit Clean Yes	- 1
Fresh Air Intake Location Pollutant Sources Near Air Intake	Exterior corridor at 165 Student Drop Off Drive	▼	Fresh Air Intake Free No]

Observations

Ceiling tile at back exterior door has 8" round stain with visible microbial growth - 3 ceiling tiles over electrical panels with 1" round microbial growth spot on each - Spotty microbial growth on supply grills and some ceilings at supply grills - Green mildew on floor in front of freezer (condensation on floor) - 1 Ceiling tile in 161H with microbial growth -Trash can in room with food and debris - bad odor, bugs and flies - Room_165 - Fresh air intake very dusty - Filters missing spacer 2 inch gap allowing air to bypass filter media.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean all surfaces	
	L.
Thoroughly clean and sanitize flooring	▼
Remove trash from room	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

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Replace all stained ceiling tiles	▼
Repair cause of staining	▼
Replace all ceiling tiles with microbial growth	▼
Clean HVAC supply grills and supply drops	▼
Repair HVAC unit to stop air bypass of filters	▼
Clean fresh air grill outside of building	▼
	▼
	▼

	IAQ Assessr	ment		
South Plantatic	on High Evaluation Dat	te March 20, 2012	Time of Day 1	2:30
Outdoor Conditions Temperature	e 80.0 Relative	e Humidity 54.1	Ambient CO2 4	.34
Fish Temperature Range 161L 71.2 72 - 78		Range CO % - 60% 490		ccupants 2
Noticeable Odor Yes	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 2' Lay inWallsPlaster	No	No		
Floor Carpet	Yes	No		
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	No
Room Surfaces No Clean	Ceiling at Supply Grills Clean	Yes		
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No Room Cluttered No	Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A	Air Fresheners in Room	No
Mechanical Equipment Location			Mechanical Room Clean	
Filters Installed Properly	Filters Clean		Inside of HVAC Unit Clean	
Condensate Pan Clean	Cooling Coil Clean			
Fresh Air Intake Location		▼	Fresh Air Intake Free of Obstruction	
Intake		▼		
Observations				
Bad musty odor in room - replace wa	ater damaged carpet			

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean all surfaces	▼
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	▼
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Corrective Actions to be Completed by PPO

▼
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	IAQ Assess	ment		
South Pla	antation High Evaluation Dat	te March 20, 2012	Time of Day	2:30
Outdoor Conditions Temper	ature 80.0 Relative	e Humidity 54.1	Ambient CO2 43	34
		Range CO ² % - 60% 436		2
Noticeable OdorNoCeiling2' X 2' Lay inWallsPlaster / TileFloorTile / Epoxy	Visible water damage / staining? No No No	Visible microbial growth? Yes No	Amount of material affected 1 tile @ motion sens	or
Ceiling CleanYesWalls CleanYesFlooring CleanNoRoom SurfacesNoCleanNo	HVAC Supply Grills Clean Inside of Supply Duct Clean Ceiling at Supply Grills Clean	No No No	HVAC Return Grills Clean Inside of Return Duct Clean	N/a N/A
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	Yes Yes Yes	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location Filters Installed Properly Yes Condensate Pan Clean Yes		Yes Yes	Mechanical Room Clean Inside of HVAC Unit Clean	N/A Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake	Roof top None	▼	Fresh Air Intake Free of Obstruction	Yes
Observations				

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean all surfaces	▼
Thoroughly clean and sanitize flooring	▼
Clean ceiling at HVAC supply grills	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Remove and replace ceiling tile at motion sensor	▼
Clean HVAC supply grills and supply drop	▼
Caulk backsplash at wall mounted sinks	▼
	▼
	▼
	▼
	▼
	▼