

Aston A. Henry, Supervisor
Risk Management Department

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April 9, 2012

Signature on File

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

FROM: Robert Krickovich, Coordinator I, LEA
Facilities and Construction Management

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 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 Assessment

South Plantation High

Evaluation Date March 20, 2012

Time of Day 12:30

Outdoor Conditions Temperature 80.0

Relative Humidity 54.1

Ambient CO2 434

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
161	70.5	72 - 78	57.3	30% - 60%	482	MAX 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		Yes		9 with Microbial Growth	
Ceiling	2' X 2' Lay in		Yes	Yes			
Walls	Ceramic Tile		No	No			
Floor	Epoxy		No	No			
Ceiling Clean	Yes	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	Yes		
Walls Clean	Yes	Inside of Supply Duct Clean	No	Inside of Return Duct Clean	Yes		
Flooring Clean	No	Ceiling at Supply Grills Clean	No				
Room Surfaces Clean	No						
Trash Removed	No	Exhaust Fans Working	Yes	Unapproved Chemicals / Cleaners in Room	No		
Signs of Pests	No	Drain Traps Wet	Yes	Air Fresheners in Room	No		
Room Cluttered	No	Food if Stored in Room is in Sealed Containers	Yes				
Mechanical Equipment Location	FISH 165				Mechanical Room Clean	Yes	
Filters Installed Properly	No	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes		
Condensate Pan Clean	Yes	Cooling Coil Clean	Yes				
Fresh Air Intake Location	Exterior corridor at 165 ▼				Fresh Air Intake Free of Obstruction	No	
Pollutant Sources Near Air Intake	Student Drop Off Drive ▼						

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	▼
Thoroughly clean and sanitize flooring	▼
Remove trash from room	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

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	▼
	▼
	▼

