

Aston A. Henry, Supervisor Risk Management Department

# managing risk with responsibility

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May 29, 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 May 17, 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 Assessi	ment		
South Pla	entation High Evaluation Dat	te May 17, 2012	Time of Day 8	3:30
Outdoor Conditions Tempera	ature 74.5 Relative	e Humidity 99.9	Ambient CO2 52	25
		Range         CO <sup>2</sup> % - 60%         490		cupants 4
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 2' Lay in Walls Ceramic Tile		No		
Floor Quarry Tile	No	No		
Ceiling Clean Yes Walls Clean No	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
Flooring Clean No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
Room Surfaces No Clean	Ceiling at Supply Grills Clean	Yes		
Trash Removed No	Exhaust Fans Working	Yes	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No Room Cluttered Yes	Drain Traps Wet Food if Stored in Room is in Sealed Containers	Yes	Air Fresheners in Room	No
Mechanical Equipment Location	FISH 165		Mechanical Room Clean	Yes
Filters Installed Properly Yes	s Filters Clean	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes	s Cooling Coil Clean	Yes		
Fresh Air Intake Location	Exterior Corridor at 165	▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	Student drop off drive	V	U Obstruction	
Observations				
Heavy dust and debris on walls, the room since the last assessm		extremely cluttered. N	lore items have been plac	ed in
Stained ceiling tile with visible r	microbial growth in FISH 161H			

Thoroughly clean all surfaces	▼
Clean dust from wall surfaces	▼
Encourage occupant to reduce clutter	▼
Thoroughly clean and sanitize flooring	▼
	▼
	▼
	▼
	▼

Set temperature to 72 - 78 degrees	▼
Repair HVAC to reduce humidity level	▼
Remove and replace ceiling tile with microbial	▼
growth in FISH 161H	▼
	▼
	▼
	▼
	▼

	IAQ Assess	ment		
South Plan	ntation High Evaluation Dat	te May 17, 2012	Time of Day 8	3:30
Outdoor Conditions Tempera	ature 74.5 Relative	e Humidity 99.9	Ambient CO2 52	25
		Range         CO <sup>2</sup> % - 60%         470		ccupants 4
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 2' Lay inWallsPlasterFloor12" x 12" / Quarry Tile	No No	No No		
Ceiling Clean Yes Walls Clean No	HVAC Supply Grills Clean Inside of Supply	No	HVAC Return Grills Clean Inside of Return	N/a
Flooring Clean No Room Surfaces No Clean	Duct Clean Ceiling at Supply Grills Clean	No	Duct Clean	
Trash Removed Yes Signs of Pests No	Exhaust Fans Working Drain Traps Wet	Yes	Unapproved Chemicals / Cleaners in Room	No
Room Cluttered No	Food if Stored in Room is in Sealed Containers	Yes	Air Fresheners in Room	No
Mechanical Equipment Location	Roof Top		Mechanical Room Clean	N/A
Filters Installed ProperlyN/ACondensate Pan CleanN/A	-	N/A N/A	Inside of HVAC Unit Clean	N/A
Fresh Air Intake Location Pollutant Sources Near Air Intake	Roof top None	▼	Fresh Air Intake Free of Obstruction	Yes
Observations				
Room is still the same as previou	us assessment conducted in M	larch 2012		

Thoroughly clean all surfaces	▼
Clean ceilings around HVAC supply grills	▼
Thoroughly clean and sanitize flooring	▼
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	IAQ Assessi	ment		
South Pla	ntation High Evaluation Dat	te May 17, 2012	Time of Day	3:30
Outdoor Conditions Tempera	ature 74.5 Relative	e Humidity 99.9	Ambient CO2 52	25
		Range         CO <sup>2</sup> % - 60%         704		ccupants 10
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth? No	Amount of material affected	
Walls     Tack Board       Floor     Carpet	No           No           No	No		
Ceiling Clean Yes Walls Clean Yes Flooring Clean No	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	No		
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is	N/A Yes	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location	in Sealed Containers FISH 315	Yes	Mechanical Room Clean	Yes
Filters Installed Properly Yes Condensate Pan Clean Yes	_	Yes Yes	Inside of HVAC Unit Clean	Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake	Roof top None	<ul><li>▼</li></ul>	Fresh Air Intake Free of Obstruction	Yes
Observations				

Thoroughly clean stained carpet	▼
Clean ceilings around HVAC supply grills	▼
	▼
	▼
	▼
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Repair HVAC to reduce humidity level	▼
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	IAQ Assessi	ment		
South Planta	ation High Evaluation Dat	te May 17, 2012	Time of Day	3:30
Outdoor Conditions Temperate	ure 74.5 Relative	e Humidity 99.9	Ambient CO2 5	25
FishTemperatureRan297B72.872 -		Range         CO <sup>2</sup> % - 60%         689		ccupants 4
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsTack BoardFloorCarpet	Yes No No	Yes No No	1 tile SE corner of roo	om
Ceiling Clean Yes Walls Clean Yes Flooring Clean No	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Inside of Return Duct Clean	N/a N/A
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes		
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No
	FISH 315		Mechanical Room Clean	Yes
Filters Installed Properly       Yes         Condensate Pan Clean       Yes	Filters Clean Cooling Coil Clean	Yes Yes	Inside of HVAC Unit Clean	Yes
Pollutant Sources Near Air	Roof top None	▼ ▼	Fresh Air Intake Free of Obstruction	Yes
Observations				
1 HVAC supply grill blocked with	Daper			

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Repair HVAC to reduce humidity level	▼
Evaluate and repair cause of stained ceiling tiles	▼
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	IAQ Assess	ment		
South Planta	ation High Evaluation Dat	te May 17, 2012	Time of Day	3:30
Outdoor Conditions Temperatu	ure 74.5 Relative	e Humidity 99.9	Ambient CO2 5	25
FishTemperatureRange29871.072 - 7		Range         CO           % - 60%         612		ccupants 12
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in	Yes	Yes	2 Tiles	
Walls Tackboard	Yes	No		
Floor Carpet	Yes	No		
Ceiling Clean No Walls Clean No	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
Flooring Clean No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	No
Room Surfaces No Clean	Ceiling at Supply Grills Clean	No		
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	Yes N/A	Air Fresheners in Room	No
Mechanical Equipment Location	FISH 315		Mechanical Room Clean	Yes
Filters Installed Properly Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes	Cooling Coil Clean	Yes		
-	Roof top	▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None	▼		
Observations				
South wall east and west corner	s stained ceiling tiles - carpe	t stained and dirty - ta	ackboard walls water dama	iged -
298A south wall visible water dam microbial growth.	age and visible microbial gro	wth - 3 stained ceiling	g tiles @ south wall with v	isible

ghly clean all surfaces ▼	Т Т
t and debris from ceilings	Clea
lust from wall surfaces	С
hly clean stained carpet	The
replace stained ceiling tiles ▼	Remov
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	IAQ Assess	ment		
South Pla	Intation High Evaluation Dat	te May 17, 2012	Time of Day 8	3:30
Outdoor Conditions Tempera	ature 74.5 Relative	e Humidity 99.9	Ambient CO2 52	25
		Range         CO <sup>2</sup> 0% - 60%         753		2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsPlasterFloor12" x 12" Vinyl	No           No           No           No	No No		
Ceiling Clean No Walls Clean No	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	No
Flooring Clean No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
Room Surfaces No Clean	Ceiling at Supply Grills Clean	No		
Trash Removed Yes	Exhaust Fans Working	Yes	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	Yes	Air Fresheners in Room	No
Mechanical Equipment Location	FISH 703		Mechanical Room Clean	Yes
Filters Installed Properly Yes	s Filters Clean	No	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Yes	6 Cooling Coil Clean	Yes		
Fresh Air Intake Location	Through Door	▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None	▼		
Observations	- Delat bliotored on ovt			
Exterior classroom door blocked	d open - Paint bilstered on exte	rior of building		

Thoroughly clean all surfaces	▼
Clean dust and debris from ceilings and walls	▼
Thoroughly clean and sanitize flooring	▼
Clean HVAC return grills with Wexcide	▼
Clean ceilings around HVAC supply grills	▼
Ensure doors and windows remain closed	▼
Contact COMPASS to generate a work order	▼
to evaluate and paint exterior of building	▼

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	IAQ Assessi	ment		
South Plar	ntation High Evaluation Dat	te May 17, 2012	Time of Day 8	3:30
Outdoor Conditions Tempera	ature 74.5 Relative	e Humidity 99.9	Ambient CO2 52	25
		Range         CO <sup>2</sup> % - 60%         857		ccupants 14
Noticeable Odor No Ceiling 2' X 4' Lay in	Visible water damage / staining? No	Visible microbial growth? No	Amount of material affected	
Walls   Drywall     Floor   Carpet	Yes	No		
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean Inside of Supply	Yes	HVAC Return Grills Clean Inside of Return	No
Flooring Clean No Room Surfaces No Clean	Duct Clean Ceiling at Supply Grills Clean	No	Duct Clean	
Trash RemovedYesSigns of PestsNo	Exhaust Fans Working Drain Traps Wet	N/A N/A	Unapproved Chemicals / Cleaners in Room	No
Room Cluttered Yes	Food if Stored in Room is in Sealed Containers	Yes	Air Fresheners in Room	No
Mechanical Equipment Location	FISH 703		Mechanical Room Clean	Yes
Filters Installed Properly Yes Condensate Pan Clean Yes	-	No Yes	Inside of HVAC Unit Clean	Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake	Through Door None	<ul><li>▼</li><li>▼</li></ul>	Fresh Air Intake Free of Obstruction	Yes
Observations				
Water damage around all window	<i>w</i> s inside window box and sills	- Carpet stained and	dirty	

Thoroughly clean stained carpet	▼
Thoroughly clean all surfaces	▼
Clean ceilings around HVAC supply grills	▼
Clean HVAC return grills with Wexcide	▼
	▼
	▼
	▼
	▼

Repair HVAC to reduce humidity level	▼
Set temperature to 72 - 78 degrees	▼
Repair cause of water damage at windows	▼
Replace water damaged wall material at windows	▼
	▼
	▼
	▼
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