

Aston A. Henry, Supervisor
Risk Management Department

Telephone: 754 321-1900
Fax: 754 321-1917

May 29, 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 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 Assessment

South Plantation High

Evaluation Date May 17, 2012

Time of Day 8:30

Outdoor Conditions Temperature 74.5

Relative Humidity 99.9

Ambient CO2 525

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
161	68.8	72 - 78	71.7	30% - 60%	490	MAX 700 > Ambient	4
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 2' Lay in		No		No		
Walls	Ceramic Tile		No		No		
Floor	Quarry Tile		No		No		
Ceiling Clean		Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean	
Walls Clean		No	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean	
Flooring Clean		No	Ceiling at Supply Grills Clean		Yes		
Room Surfaces Clean		No					
Trash Removed		No	Exhaust Fans Working		Yes	Unapproved Chemicals / Cleaners in Room	
Signs of Pests		No	Drain Traps Wet		Yes	Air Fresheners in Room	
Room Cluttered		Yes	Food if Stored in Room is in Sealed Containers		Yes		
Mechanical Equipment Location			FISH 165			Mechanical Room Clean	
Filters Installed Properly		Yes	Filters Clean		Yes	Inside of HVAC Unit Clean	
Condensate Pan Clean		Yes	Cooling Coil Clean		Yes		
Fresh Air Intake Location			Exterior Corridor at 165 ▼			Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake			Student drop off drive ▼			Yes	

Observations

Heavy dust and debris on walls, floors and surfaces. Room is extremely cluttered. More items have been placed in the room since the last assessment in March 2012.

Stained ceiling tile with visible microbial growth in FISH 161H

Corrective Actions to be Completed by Site Based Staff

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

Corrective Actions to be Completed by PPO

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

IAQ Assessment

South Plantation High

Evaluation Date May 17, 2012

Time of Day 8:30

Outdoor Conditions Temperature 74.5

Relative Humidity 99.9

Ambient CO2 525

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants	
298	71.0	72 - 78	79.4	30% - 60%	612	MAX 700 > Ambient	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	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		Yes
Walls Clean		No	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		No
Flooring Clean		No	Ceiling at Supply Grills Clean		No			
Room Surfaces Clean		No						
Trash Removed		Yes	Exhaust Fans Working		N/A	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		N/A			
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			
Fresh Air Intake Location			Roof top ▼			Fresh Air Intake Free of Obstruction		Yes
Pollutant Sources Near Air Intake			None ▼					

Observations

South wall -- east and west corners stained ceiling tiles - carpet stained and dirty - tackboard walls water damaged -

298A south wall visible water damage and visible microbial growth - 3 stained ceiling tiles @ south wall with visible microbial growth.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean all surfaces	▼
Clean dust and debris from ceilings	▼
Clean dust from wall surfaces	▼
Thoroughly clean stained carpet	▼
Remove and replace stained ceiling tiles	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Evaluate and repair cause of stained ceiling tiles	▼
Repair cause of water damaged walls	▼
Evaluate and repair cause of water damage to tackboard walls	▼
	▼
	▼
	▼

IAQ Assessment

South Plantation High

Evaluation Date May 17, 2012

Time of Day 8:30

Outdoor Conditions Temperature 74.5

Relative Humidity 99.9

Ambient CO2 525

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
704A	70.2	72 - 78	71.0	30% - 60%	857	MAX 700 > Ambient	14
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		No		No		
Walls	Drywall		Yes		No		
Floor	Carpet		Yes		No		
Ceiling Clean	Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean		No
Walls Clean	Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		Yes
Flooring Clean	No	Ceiling at Supply Grills Clean		No			
Room Surfaces Clean	No						
Trash Removed	Yes	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room		No
Signs of Pests	No	Drain Traps Wet		N/A	Air Fresheners in Room		No
Room Cluttered	Yes	Food if Stored in Room is in Sealed Containers		Yes			
Mechanical Equipment Location	FISH 703					Mechanical Room Clean	Yes
Filters Installed Properly	Yes	Filters Clean		No	Inside of HVAC Unit Clean		Yes
Condensate Pan Clean	Yes	Cooling Coil Clean		Yes			
Fresh Air Intake Location	Through Door ▼					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	None ▼						

Observations

Water damage around all windows inside window box and sills - Carpet stained and dirty

Corrective Actions to be Completed by Site Based Staff

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

Corrective Actions to be Completed by PPO

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	▼
	▼
	▼
	▼
	▼