

Aston A. Henry, Supervisor
Risk Management Department

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August 28, 2012

Signature on File

TO: David Basile, Principal
South Plantation High School

FROM: Richard Rosa, Project Manager
Facilities Design and Construction

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 August 21, 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: Directors, School Performance & Accountability
Shelley Meloni, Executive Director, Facilities Design and Construction
Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
Roy Norton, Manager, Custodial/Grounds, Physical Plant Operations Division
Aston Henry, Supervisor, Risk Management
Sonja Coley, Senior Project Manager, Facilities Design and Construction
Broward Teachers Union
Federation of Public Employees

RR/tc
Enc.

IAQ Assessment

South Plantation High

Evaluation Date August 21, 2012

Time of Day 1:10

Outdoor Conditions Temperature 87.9 Relative Humidity 65.3 Ambient CO2 448

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
298	71.6	72 - 78	64.6	30% - 60%	649	MAX 700 > Ambient	
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' x 4'		Yes	No			
Walls	Homasote / Tackboard		No	No			
Floor	Carpet		Yes	No		24 sq ft	
Ceiling Clean		No	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean	
Walls Clean		No	Inside of Supply Duct Clean		No	Inside of Return Duct Clean	
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	
Signs of Pests		No	Drain Traps Wet		Yes	Air Fresheners in Room	
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			FISH 315			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			Roof top ▼			Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake			No ▼			Yes	

Observations

There is a work order for the ceiling tiles to be replaced. The HFSP states one section of stained carpet is from a ceiling leak. Another section of stained carpet is due to a plumbing leak from under the sink. The base of the cabinetry has been replaced under the sink. Shampooing the carpet is not removing the stains. There is a section of wall in the back of the room without wall board exposing fiberglass. HFSP states maintenance started but left due to summer priorities. Do not occupy classroom until the wallboard replacement has been completed. The room was unoccupied at the time of the assessment.

Corrective Actions to be Completed by Site Based Staff

Classroom is due for a summer cleaning	▼
Clean HVAC supply grills with Wexcide	▼
Vacuum HVAC return grills	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Replace ceiling tiles per existing work order	▼
Complete the replacement of wallboard	▼
Evaluate carpet for replacement	▼
Clean HVAC supply drops	▼
Clean HVAC return drops	▼
	▼
	▼