

Aston A. Henry, Task Assigned Director

## managing risk with responsibility

754 321-1900

Telephone:

Risk Managem	ent Department	Fax: 754 321-1917
April 23, 2013	Signature on File	For Custodial Supervisor Use Only
TO:	Christine Henschel, Principal South Plantation High School	Custodial Issues Addressed Custodial Issues Not Addressed
FROM:	Richard Rosa, Project Manager Facilities Design and Construction	
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On April 4, 2013, 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 not identify any existing conditions significantly impacting IAQ or presenting immediate health and safety concerns 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 allergens and / or conditions noted 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 any item/s identified and noted 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, Task Assigned Chief Facilities & Construction Officer, Facilities & Construction
Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
Roy Norton, Manager, Custodial/Grounds, Physical Plant Operations Division
Aston Henry, Task Assigned Director, Risk Management
Sonja Coley, Senior Project Manager, Facilities Design and Construction
Broward Teachers Union
Federation of Public Employees

RR/tc Enc.

## **IAQ Assessment**

April 4, 2013

Time of Day

10:30

Evaluation Date

South Plantation High

Outdoor Conditions Ter	mperature 79.8	Relative H	lumidity 7	72.3	Ambient CO2 4	21
Fish Temperature 297 72.1	Range Relative 72 - 78 55	<del></del>	ange - 60%	<b>CO</b> <sup>2</sup> 631	Range # Oo MAX 700 > Ambient	ccupants
Noticeable Odor No	Visible wate stain		Visible micro growth?	bial	Amount of material affected	
Ceiling 2' x 4'	No		No			
Walls Tack Board	No		No			
Floor Carpet	No		No			
Ceiling Clean Yes		C Supply s Clean	Yes		HVAC Return Grills Clean	No
Walls Clean Yes		de of Supply			Inside of Return	
Flooring Clean Yes		t Clean	Yes		Duct Clean	N/A
Room Surfaces No Clean		ng at Supply s Clean	No			
Trash Removed Yes	Exhaust F	ans Working	N/A		Unapproved Chemicals /	No
Signs of Pests No	Dra	nin Traps Wet	N/A		Cleaners in Room	
Room Cluttered Yes	Food if Store in Sealed Co	ed in Room is ontainers	N/A		Air Fresheners in Room	No
Mechanical Equipment Loca	ation FISH 315				Mechanical Room Clean	Yes
Filters Installed Properly	Yes	Filters Clean	Yes	1	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean	Yes Coolin	g Coil Clean	Yes			
Fresh Air Intake Location	Roof top			<b>V</b>	Fresh Air Intake Free	Yes
Pollutant Sources Near Air Intake	No			▼	of Obstruction	[103]
Observations						
The classroom is too clutte	red to clean properly					
Corrective Actions to be C	<del>-</del>		Corrective	e Actior	ns to be Completed by PF	90
Thoroughly clean h		▼				<u>▼</u>
Clean ceilings around Vacuum/wipe H		<b>─</b>				<b>→</b>
Encourage occupa		<del>                                     </del>				▼
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		▼				▼
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## **IAQ Assessment**

	South Plantation	High Evaluation	Date April	4, 2013	Time of Day	0:30
Outdoor Conditions	Temperature	79.8 Rela	tive Humidity [	72.3	Ambient CO2	21
Fish         Tempe           297B         72	Prature Range 2.1 72 - 78	Relative Humidity 55.6	Range 30% - 60%	<b>CO</b> <sup>2</sup> 595	Range # O MAX 700 > Ambient	ccupants
Noticeable Odor	No	Visible water damage / staining?	Visible m grow		Amount of material affected	
Ceiling 2'	x 4'	Yes	No		(1) old stain	
Walls Tack	Board	No	No			
<b>Floor</b> Car	pet	No	No			
Ceiling Clean [	No 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	Yes
Room Surfaces [ Clean	No	Ceiling at Supp Grills Clean	Yes Yes			
Trash Removed [	Yes	Exhaust Fans Workin Drain Traps W			Unapproved Chemicals / Cleaners in Room	No
Room Cluttered	No	Food if Stored in Room in Sealed Containers			Air Fresheners in Room	No
Mechanical Equipme	nt Location FISI	1 315			Mechanical Room Clean	Yes
Filters Installed Prope	erly Yes	Filters Clea	n Yes	I	nside of HVAC Unit Clean	Yes
Condensate Pan C	lean Yes	Cooling Coil Clea	n Yes			
Fresh Air Intake Locat Pollutant Sources Nea		f top		▼	Fresh Air Intake Free of Obstruction	Yes
Observations						
Supply vents are tap	ed with cardboar	d				
Corrective Actions to			Correc	ctive Action	s to be Completed by P	РО
	clean elevated s replace stained c					▼
Nemove and I	chiace stailled C	ening the ▼				
		▼				▼
		▼				▼
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## **IAQ Assessment**

South F	Plantation High	Evaluation Dat	te April 4	1, 2013	Time of Day	10:30
Outdoor Conditions Temp	erature 79.8	Relative	Humidity	72.3	Ambient CO2	421
Fish Temperature 298 72.3		<del></del> i	Range % - 60%	<b>CO</b> <sup>2</sup> 590	Range # C MAX 700 > Ambient	Occupants
Noticeable Odor No		ater damage / ining?	Visible mi growt		Amount of material affected	
Ceiling 2' x 4'	= =	No	No	_		
Walls Homasote / Tackboa	ard Li	No	No			
Floor Carpet		No	No			
Ceiling Clean Yes Walls Clean Yes		AC Supply ills Clean	Yes		HVAC Return Grills Clean	Yes
Flooring Clean Yes		side of Supply oct Clean	Yes		Inside of Return Duct Clean	Yes
Room Surfaces Yes Clean		iling at Supply ills Clean	Yes			
Trash Removed Yes		Fans Working	N/A		Unapproved Chemicals /	No
Signs of Pests No  Room Cluttered No	Food if Sto	rain Traps Wet ored in Room is Containers	N/A		Air Fresheners in Room	No
Mechanical Equipment Location					Mechanical Room Clean	Yes
Filters Installed Properly	⁄es	Filters Clean	Yes		Inside of HVAC Unit Clean	Yes
Condensate Pan Clean	'es Cool	ling Coil Clean	Yes			
Fresh Air Intake Location	Roof top			▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No			▼	or obstruction	
Observations						
No issues identified at the tim	ne of the assessme	nt.				
Corrective Actions to be Con	npleted by Site Bas	sed Staff	Correc	tive Action	ns to be Completed by P	PO
		▼				<b>▼</b>
		▼				▼
		▼				▼
		▼				▼
		▼				▼
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