

Aston A. Henry, Task Assigned Director

## managing risk with responsibility

754 321-1900

Telephone:

Risk Managen	nent Department	Fax: 754 321-1917
May 20, 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 30, 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 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, 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**

South Plantation High Ev	valuation Date April 30, 2013 Time of Day 11:30
Outdoor Conditions Temperature 78.4	Relative Humidity 84.6 Ambient CO2 441
Fish         Temperature         Range         Relative Ho           150         71.4         72 - 78         50.4	
Noticeable Odor No Visible water staining	g? growth? material affected
Ceiling 2' x 4' No	No L
Walls Drywall No	No L
Floor Carpet Yes	No various spots
Ceiling Clean Yes HVAC Grills C	Supply Yes HVAC Return Grills Clean No
Flooring Clean No Inside Duct C	of Supply Yes Inside of Return Duct Clean N/A
Room Surfaces No Ceiling Clean Grills C	g at Supply Clean Yes
Trash Removed Yes Exhaust Fan	Cleaners in Room No
Signs of Pests No Drain  Room Cluttered No Food if Stored in Sealed Cont	
Mechanical Equipment Location FISH 148	Mechanical Room Clean Yes
Filters Installed Properly No Filt	ters Clean Yes Inside of HVAC Unit Clean Yes
Condensate Pan Clean Yes Cooling	Coil Clean Yes
Fresh Air Intake Location Thru exterior wall	▼ Fresh Air Intake Free of Obstruction Yes
Pollutant Sources Near Air Intake	■ Vi Obstruction
Observations	
F-150 is the Media Center.	
Corrective Actions to be Completed by Site Board	Staff Compating Astions to be Computed by DDC
Corrective Actions to be Completed by Site Based S  Thoroughly clean stained carpet	Staff Corrective Actions to be Completed by PPO  Install appropriate filter spacer in HVAC ▼
Thoroughly clean horizontal surfaces	▼ ▼
Vacuum/wipe all return grills  Tape and date HVAC filters	▼
Tape and date five inters	<del> </del>
	▼ ▼
	▼
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## **IAQ Assessment**

South Plantation	High Evaluation Da	April 30, 2013	Time of Day12	2:30			
Outdoor Conditions Temperature	78.4 Relativ	ve Humidity 84.6	Ambient CO2 44	11			
Fish         Temperature         Range           158F         68.7         72 - 78	Relative Humidity 54 30	Range <u>CO</u> <sup>2</sup> 0% - 60% 948	Range # Oc MAX 700 > Ambient	cupants			
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected				
Ceiling 2' x 4'	No	No					
Walls Drywall	No	No					
Floor 12" x 12" Vinyl	No	No					
Ceiling Clean Yes Walls Clean Yes	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 Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No			
Signs of Pests No	<b>Drain Traps Wet</b>	N/A					
Room Cluttered Yes	Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No			
Mechanical Equipment Location FISH	148		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 Thru	exterior wall	▼	Fresh Air Intake Free of Obstruction	Yes			
Pollutant Sources Near Air Intake		▼	or obstruction				
Observations							
Microbial growth has been wiped from back Formica wall per HFSP. There was no microbial growth at the time of assessment. The area of the growth was on a Formica wall under the return air grill, the wall had dust build up and the room is super cooled coupled with the HVAC system being turned off for the weekend, condensation formed and growth appeared.							
Corrective Actions to be Completed b	y Site Based Staff	Corrective Action	ns to be Completed by PP				
Thoroughly clean horizontal s			ate filter spacer in HVAC	▼			

Thoroughly clean horizontal surfaces	▼
Tape and date HVAC filters	▼
	▼
	▼
	▼
	▼
	▼
	▼

Install appropriate filter spacer in HVAC	▼
Set temperature to 72 - 78 degrees	▼
	▼
	▼
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	▼
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