

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:	David Jones, Principal Western High School		ssues Addressed ssues Not Addressed
FROM:	Richard Rosa, Project Manager Facilities Design and Construction		
SUBJECT:	Indoor Air Quality (IAQ) Assessment		•

On April 16, 2013, I conducted an assessment at **Western 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

Weste	ern High Evaluation Dat	April 16, 2013	Time of Day 12:15
Outdoor Conditions Temperature	e 80.4 Relative	Humidity 89.1	Ambient CO2 497
Fish Temperature Range 308 75 72 - 78		Range CO ² 2101	
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	Yes	No	various locations
Ceiling Clean No	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean Yes
Walls Clean Yes Flooring Clean No	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean N/A
Room Surfaces No Clean	Ceiling at Supply Grills Clean	No	
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room
Signs of Pests No	Drain Traps Wet	N/A	Air Fresheners No
Room Cluttered Yes	Food if Stored in Room is in Sealed Containers	N/A	in Room
Mechanical Equipment Location FIS	SH 306		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 No.	t accessible	▼	Fresh Air Intake Free N/A
Pollutant Sources Near Air Intake	t Accessible	▼	of Obstruction
Observations			
The spots on the flooring are due to in certain areas that are too cluttere clean properly.	• • • • • • • • • • • • • • • • • • • •		

Corrective Actions to be Completed by Site Based Staff

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Corrective Actions to be Completed by PPO

Repair HVAC to reduce CO2 level	▼
Evaluate fresh dampers in the mechanical room	
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IAQ Assessment

Wes	stern High Evaluation Da	te April 16, 2013	Time of Day 1:0	00
Outdoor Conditions Temperatu	re 80.4 Relative	e Humidity 89.1	Ambient CO2 497	·
Fish Temperature Range 320 74.8 72 - 72	, <u> </u>	Range <u>CO</u> % - 60% 203		upants 4
Noticeable Odor No Ceiling 2' x 4' Walls Drywall	Visible water damage / staining? No No	Visible microbial growth? No No	Amount of material affected	
Floor 12" x 12" Vinyl	Yes	No	various locations	
Ceiling Clean No 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 N/A
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	No	Duct Clean 1	
Trash Removed Yes Signs of Pests No Room Cluttered Yes	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location Filters Installed Properly Yes Condensate Pan Clean Yes	FISH 306 Filters Clean Cooling Coil Clean	Yes Yes	Mechanical Room Clean Inside of HVAC Unit Clean	Yes
Bollutant Sources Near Air	lot accessible	▼	Fresh Air Intake Free of Obstruction	N/A
Observations				
The spots on the flooring are due to the water soluble glue penetrating through the seams of the floor tile and at times through the tile itself. Clean ceilings around HVAC supply grills.				
Corrective Actions to be Complet	ed by Site Based Staff	Corrective Action	ons to be Completed by PPO)

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Repair HVAC to reduce CO2 level	▼
Evaluate fresh dampers in the mechanical room	▼
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