

managing risk with responsibility

754 321-1900

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August 24, 2012

Signature on File

TO: Patricia Hague, Principal

Plantation Middle School

FROM: Richard Rosa, Project Manager

Facilities Design and Construction

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only		
	Custodial Issues Addressed	
	Custodial Issues Not Addressed	
-		

On August 14, 2012, I conducted an assessment at Plantation Middle 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.

Directors, School Performance & Accountability cc: 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

Plantation Middle Eva	Aluation Date August 14, 2012 Time of Day 1430		
Outdoor Conditions Temperature 86.1	Relative Humidity 83.7 Ambient CO2 410		
Fish Temperature Range Relative Hur 511 70.3 72 - 78 57.5	midity Range CO ² Range # Occupants 30% - 60% 433 MAX 700 > Ambient		
Noticeable Odor No Visible water d			
Ceiling 2' x 4' No	No		
Walls Drywall No	No		
Floor 12" x 12" Vinyl No	No		
Ceiling Clean Yes HVAC S Grills Cl Walls Clean Yes	lean Yes Grills Clean Yes		
Flooring Clean Yes Duct Cle	of Supply ean Yes Inside of Return No No		
Room Surfaces No Ceiling a Clean Grills Cl	at Supply lean No		
Trash Removed Yes Exhaust Fans	s Working N/A Unapproved Chemicals / No No		
Signs of Pests No Drain T	Traps Wet N/A		
Room Cluttered No Food if Stored in Sealed Conta			
Mechanical Equipment Location FISH 511 A Mechanical Room Clean No			
Filters Installed Properly Yes Filte	ers Clean Yes Inside of HVAC Unit Clean N/A		
Condensate Pan Clean Yes Cooling Coil Clean Yes			
Fresh Air Intake Location In front of unit in 51			
Pollutant Sources Near Air Intake	of Obstruction ▼		
Observations			
Room 511A has heavy dust build up on every surface. The return drop is completely full of dust entering into 511A, one can see from inside 511A. The return drop is approximately 8' in length, from return grill to the opening in 511A.			
Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO			
Thoroughly clean elevated surfaces	▼ Clean HVAC return drops ▼		
Clean dust build up in storage cabinets Clean ceilings around HVAC supply grills	V		
Clean all surfaces in classroom HVAC closet	 		
Set the thermostat to SBBC limits 72-78 ▼			
▼ ▼			