

# RISK MANAGEMENT...

managing risk with responsibility

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Risk Management Department

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May 22, 2009

**Signature on File**

TO: Mr. Karlton Johnson, Principal  
**Blanche Ely High School**

FROM: Edward See, Project Manager  
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment  
**FISH 151, 604, 662 and 665**

<b>For Custodial Supervisor Use Only</b>	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed
_____	
_____	

On May 14, 2009 I conducted an assessment of FISH 151, 604, 662 and 665 at **Blanche Ely High School**. The assessment consisted of a reevaluation walkthrough of the previously identified areas to assess the current condition of the location with regard to indoor air quality. This assessment included reviewing previously generated work orders, if applicable, as well as observation of the area of concern as stated in the IAQ Assessment performed on March 31, 2009. Attached are the findings of this assessment along with recommendations for further assessment, remediation, or corrective actions, if 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. Within two weeks a representative from the Custodial/Grounds Department will conduct a follow-up visit to ensure that all 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 me at 754-321-1900.

cc: Sharon Airaghi, Area Superintendent  
Jackie Haywood, Area Director  
Jeffrey S. Moquin, Executive Director, Support Operations  
Robert Bellot, Project Manager, Facilities and Construction Management  
Lynn Cavall, Broward Teachers Union  
Roy Jarrett, National Federation of Public and Private Employees  
Mark Dorsett, Manager 1, Physical Plant Operations Division, Zone 1  
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division  
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

ES/tc  
Enc.

# IAQ Assessment

Location Number 0361

Blanche Ely High School

Evaluation Requested

Time of Day 8:30 am

Evaluation Date May 14, 2009

Outdoor Conditions      Temperature 85.7      Relative Humidity 67.9      Ambient CO2 472

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<span style="border: 1px solid black; padding: 2px;">151</span>	<span style="border: 1px solid black; padding: 2px;">71</span>	<span style="border: 1px solid black; padding: 2px;">72 - 78</span>	<span style="border: 1px solid black; padding: 2px;">65.3</span>	<span style="border: 1px solid black; padding: 2px;">30% - 60%</span>	<span style="border: 1px solid black; padding: 2px;">711</span>	<span style="border: 1px solid black; padding: 2px;">Max 700 &gt; Ambient</span>	<span style="border: 1px solid black; padding: 2px;">2</span>
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<span style="border: 1px solid black; padding: 2px;">No</span>		<span style="border: 1px solid black; padding: 2px;">No</span>		<span style="border: 1px solid black; padding: 2px;">No</span>		<span style="border: 1px solid black; padding: 2px;">None</span>	
Ceiling Type	<span style="border: 1px solid black; padding: 2px;">2 x 4</span>		<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">None</span>		
Wall Type	<span style="border: 1px solid black; padding: 2px;">Drywall/Plaster</span>		<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">None</span>		
Flooring	<span style="border: 1px solid black; padding: 2px;">12 x 12 Vinyl</span>		<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">None</span>		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; display: inline-block; width: 100%; height: 15px;"></span>
Walls	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; display: inline-block; width: 100%; height: 15px;"></span>
Flooring	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; display: inline-block; width: 100%; height: 15px;"></span>
HVAC Supply Grills	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; display: inline-block; width: 100%; height: 15px;"></span>
HVAC Return Grills	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; display: inline-block; width: 100%; height: 15px;"></span>
Ceiling at Supply Grills	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">Clean as appropriate</span>
Surfaces in Room	<span style="border: 1px solid black; padding: 2px;">Yes</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; display: inline-block; width: 100%; height: 15px;"></span>

## Observations

### Findings:

- Dust build up on ceiling at HVAC supply grills
- Humidity level was slightly elevated at the time of the assessment
- Wall is damaged (not water damaged) adjacent to outlet (less than 1 square foot)

### Recommendations:

#### Site Based Maintenance:

- Clean ceiling at HVAC supply grills
- Contact COMPASS to generate a work order to repair damaged wall
- Wipe down cafeteria with approved disinfectant as a precautionary measure
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

#### Physical Plant Operations:

- Evaluate HVAC system for proper operation and repair as appropriate to lower humidity level

# IAQ Assessment

Location Number 0361

Blanche Ely High School

Evaluation Requested

Time of Day 8:30 am

Evaluation Date May 14, 2009

Outdoor Conditions      Temperature 85.7      Relative Humidity 67.9      Ambient CO2 472

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
604	73.2	72 - 78	50	30% - 60%	674	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		No		No		None	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

## Observations

### Findings:

- Room was recently wiped down with approved disinfectant

### Recommendations:

#### Site Based Maintenance:

- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

# IAQ Assessment

Location Number 0361

Blanche Ely High School

Evaluation Requested

Time of Day 8:30 am

Evaluation Date May 14, 2009

Outdoor Conditions      Temperature 85.7      Relative Humidity 67.9      Ambient CO2 472

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
662	74.2	72 - 78	50.1	30% - 60%	698	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		No		No		None	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

## Observations

### Findings:

- Room was recently wiped down with approved disinfectant
- Assistant principal advised that 6-7 students experienced allergic reaction in room
- At the time of the assessment hydrochloric acid was being used in the fume hood

### Recommendations:

#### Site Based Maintenance:

- Continue to refer students to school nurse
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

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Time of Day 8:30 am

Evaluation Date May 14, 2009

Outdoor Conditions      Temperature 85.7      Relative Humidity 67.9      Ambient CO2 472

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
665	72.8	72 - 78	54	30% - 60%	674	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling Type		No		No		None	
Wall Type		No		No		None	
Flooring		No		No		None	

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	Yes	No	No	
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

**Observations**

**Findings:**

- Observed one can of non-approved spray disinfectant and one air freshener

**Recommendations:**

**Site Based Maintenance:**

- Remove non-approved chemicals from room (disinfectant and air freshener)
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate