

RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor
Risk Management Department

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August 27, 2010

Signature on File

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

FROM: Aston A. Henry, Supervisor
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 103

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

On July 29, 2010, I conducted an assessment of FISH 103 at **Blanche Ely High School**. This evaluation included observations of the flooring system, ceiling tiles, false ceiling plenum, environmental surfaces, interior and exterior walls, and the accessible ventilation equipment. Additionally, environmental parameter measurements were taken to include temperature, relative humidity, and carbon dioxide. The detailed findings, along with the recommended corrective action can be found on the attached IAQ Assessment Worksheets.

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 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
Aston Henry, Supervisor, Risk Management
Dave Archer, Project Manager, Facilities and Construction Management
LaFrances Trotter, Broward Teachers Union
Roy Jarrett, Federation of Public Employees
Mark Dorsett, Acting Director, Physical Plant Operations Division, Maintenance
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

AH/tc
Enc.

IAQ Assessment

Location Number 0361

Blanche Ely High School

Evaluation Requested July 27, 2010

Time of Day 10:40 am

Evaluation Date July 29, 2010

Outdoor Conditions Temperature 87.6 Relative Humidity 61.3 Ambient CO2 434

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
103	75.3	72 - 78	59.1	30% - 60%	574	Max 700 > Ambient	5
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		None	
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Drywall		No	No	None		
Flooring	Tile		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	No	Yes	Yes	Clean with Wexcide disinfectant
HVAC Return Grills	No	Yes	Yes	Clean with Wexcide disinfectant
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

Observations

Findings

- Dust and debris on HVAC supply and return grills
- Dust build up on A/C filters and filters were not taped together
- Minor microbial growth identified on cloth chairs
- No signs of water intrusion or visible microbial growth identified on ceiling tiles, walls or floors
- HFSP advised that when the A/C shuts down for several days there is a problem with condensation

Site Based Maintenance:

- Clean HVAC supply and return grills with Wexcide disinfectant solution
- Clean cloth chairs to remove microbial growth. If chairs cannot be cleaned they will have to be discarded.
- Remove and replace A/C filters and ensure they are taped together properly to avoid bypass of dust and debris
- 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 dampers that service this area to ensure proper settings