

managing risk with responsibility

Telephone:

Fax:

Aston A. Henry, Supervisor Risk Management Department

April 10, 2012

Signature on File

TO: Mr. Karlton Johnson, Principal

Blanche Ely High School

FROM: Robert Krickovich, Coordinator I, LEA

Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment

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

754 321-1900

754 321-1917

On March 1, 2012, I conducted an assessment at **Blanche Ely 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: Area Superintendent

Area Directors

Shelley Meloni, Executive Director, Facilities and Construction Management Mark Dorsett, Acting Director, Physical Plant Operations Division, Maintenance Sonja Coley, Project Manager III, Facilities and Construction Management Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division Aston Henry, Supervisor, Risk Management Broward Teachers Union

Broward Teachers Union

Federation of Public Employees

RK/tc Enc.

IAQ Assessment

Blanche Ely High	Evaluation Date	March 1, 2012	Time of Day	2:00	
Outdoor Conditions Temperature 86	.5 Relative Humi	dity 58.3	Ambient CO2 4	18	
Fish Temperature Range Re 330 68.7 72 - 78	Range 60.4 30% - 60%	CO ² 436	Range # Oo MAX 700 > Ambient	ccupants 2	
Noticeable Odor Yes Visible	e water damage / Vis staining?	ble microbial growth?	Amount of material affected		
Ceiling 2' X 4' Lay in	Yes	Yes	1 tile in corner of roo	om	
Walls Plaster	No	No			
Floor 12" x 12" Vinyl	No	No			
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean		HVAC Return Grills Clean	N/a	
Flooring Clean Yes	Inside of Supply Duct Clean	3	Inside of Return Duct Clean	N/A	
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean				
	aust Fans Working N/A	Clea	pproved Chemicals / ners in Room	N/A	
Signs of Pests No Room Cluttered No Food i	Drain Traps Wet N/A	Ai	r Fresheners Room	N/A	
	led Containers	<u></u>			
Mechanical Equipment Location FISH 330E		Mec	hanical Room Clean	N/A	
Filters Installed Properly N/A	Filters Clean N/A	Inside	of HVAC Unit Clean	N/A	
Condensate Pan Clean N/A	Cooling Coil Clean N/A				
Fresh Air Intake Location None			resh Air Intake Free	N/A	
Pollutant Sources Near Air Intake	N/A ▼		of Obstruction		
Observations					
Room is not being used - Musty odor in room Door to mechanical room is return grill - Unit scheduled for demolition and is in need of m	can not be easily inspec	ted without disassem	•		
Corrective Actions to be Completed by Site	Paged Staff	A	la Campilata III a BE		
Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO Contact Project Manager Dave Archer ▼					
		uilding is to be used i			
	▼			▼	
	▼			▼	
	▼			▼	
	▼			▼	

IAQ Assessment

Blanche Ely High	Evaluation Date	March 1, 2012	Time of Day 2:00
Outdoor Conditions Temperature 8	6.5 Relative Hu	midity 58.3	Ambient CO2 418
Fish Temperature Range F 335 80.0 72 - 78	Relative Humidity Rar 79.5 30% -	142	Range # Occupants MAX 700 > 2 Ambient
Noticeable Odor No Visi	ble water damage / staining?	Visible microbial growth?	Amount of material affected
Ceiling 2' X 4' Lay in	Yes	No	1 tile by ceiling speaker
Walls Plaster	No	No	
Floor 12" x 12" Vinyl	No	No	
Ceiling Clean Walls Clean Flooring Clean Room Surfaces Clean	Inside of Supply Duct Clean Ceiling at Supply	Yes Yes	HVAC Return Grills Clean Inside of Return Duct Clean N/A
Signs of Pests No Room Cluttered No Food	Drain Traps Wet	N/A A	approved Chemicals / N/A aners in Room N/A N/A N/A N/A
Mechanical Equipment Location FISH 335I Filters Installed Properly N/A Condensate Pan Clean N/A	Filters Clean		chanical Room Clean No e of HVAC Unit Clean N/A
Fresh Air Intake Location Pollutant Sources Near Air Intake N/A			Fresh Air Intake Free of Obstruction
Observations			
Room not being used - trash / debris on flo damaged wall in room 335E - Door to mech disassembly - Building was scheduled for to indoor air quality.	anical room is return g	ill - Unit can not be eas	ily inspected without
Corrective Actions to be Completed by Sit	e Based Staff	Corrective Actions to	be Completed by PPO
	V	Contact Project Mar	
	▼	f building is to be used	it will need renovation ▼
			▼
	▼		▼
	▼		▼

▼

IAQ Assessment

	Blanche Ely High	Evaluation Dat	te March 1	, 2012	Time of Day	2:00
Outdoor Conditions Tel	mperature 86.5	Relative	e Humidity	58.3	Ambient CO2	418
Fish Temperature 617 77.5	Range Relati	<u> </u>	Range % - 60%	CO ² 802	Range MAX 700 > Ambient	# Occupants 4
Noticeable Odor No	·	vater damage /	Visible micr growth		Amount of material affect	ed
Ceiling 2' X 4' Lay in		No	No] [
Walls Drywall		No	No] [
Floor 12" x 12" Vinyl		No	No			
Ceiling Clean Yes		IVAC Supply Grills Clean	No		HVAC Return Grills Clean	No
Walls Clean Yes						
Flooring Clean No		nside of Supply Ouct Clean	Yes		Inside of Retu Duct Clean	Yes
Room Surfaces No Clean		eiling at Supply Frills Clean	No			
Trash Removed Yes	Exhaus	st Fans Working	N/A		Inapproved Chemic Cleaners in Room	als / N/A
Signs of Pests No	!	Drain Traps Wet	N/A		A*- =	
Room Cluttered No		tored in Room is Containers	N/A		Air Fresheners in Room	No
Mechanical Equipment Loca	ation FISH 620			N	lechanical Room Cl	ean No
Filters Installed Properly	No	Filters Clean	Yes	Ins	ide of HVAC Unit CI	ean Yes
Condensate Pan Clean	Yes Cod	oling Coil Clean	Yes			
Fresh Air Intake Location	Unknown			▼	Fresh Air Intake F	ree N/A
Pollutant Sources Near Air Intake	N/A			▼	or obstruction	
Observations						
Complaint that room is hot Minor dust on all surfaces A/C filters installed in HVA	- Dust build up on H C unit - Mechanical r	VAC supply and com has trash a	l return grills a	nd on ceilir	ng at supply grills	- Wrong size
		•			(-1- 0	DDC
Corrective Actions to be C	ean all surfaces	Seu Stail			to be Completed but to be Completed but to be to be the complete but the complet	
Clean ceilings aroun		<u> </u>	nepair i	IVAC 10 CO	irect all HOW III FO	om ▼
Clean HVAC supply and r						▼
Clean and sanitize floor						▼
	size A/C filters	▼				▼
Remove items being sto	ored in mechanical ro	oom ▼				▼

Thoroughly clean and sanitize flooring