

Aston A. Henry, Supervisor
Risk Management Department

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May 29, 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

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

On May 16, 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
Federation of Public Employees

RK/tc
Enc.

IAQ Assessment

Blanche Ely High

Evaluation Date May 16, 2012

Time of Day 10:05

Outdoor Conditions Temperature 82.4

Relative Humidity 91.7

Ambient CO2 493

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
121E	66.0	72 - 78	69.7	30% - 60%	1672	MAX 700 > Ambient	3
Noticeable Odor		No	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		Yes		No		4 tiles missing
Walls	Drywall		Yes		No		North end of East wall
Floor	Quarry Tile		Yes		No		Standing water near 121F
Ceiling Clean		Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean	
Walls Clean		No	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean	
Flooring Clean		Yes	Ceiling at Supply Grills Clean		Yes		
Room Surfaces Clean		Yes					
Trash Removed		Yes	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room	
Signs of Pests		No	Drain Traps Wet		N/A	Air Fresheners in Room	
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		Yes		
Mechanical Equipment Location			FISH 125			Mechanical Room Clean	
Filters Installed Properly		No	Filters Clean		Yes	Inside of HVAC Unit Clean	
Condensate Pan Clean		Yes	Cooling Coil Clean		No		
Fresh Air Intake Location			Unknown ▼			Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake			 ▼				

Observations

4 ceiling tiles missing due to water leaking from above - Filters not installed properly (missing spacers) - Debris on coil - 12 of drywall water damaged from leak above - Water heater room 173A has standing water on floor running into room 121E - may be leaking water heater or louvers on exterior wall - 175D severely water damaged from leaks, water running into room 121L on first floor and then ponding on floor in 121E.

Corrective Actions to be Completed by Site Based Staff

Clean dust from walls in 121E	▼
Mop up standing water in 121E	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to raise temp and reduce humidity	▼
Install Missing spacers - Clean Coils	▼
Repair cause of water intrusion in room 173A	▼
Repair cause of water intrusion in room 175D	▼
Repair water damaged walls in 121E, 121L & 175D	▼
	▼
	▼
	▼