

Aston A. Henry, Task Assigned Director

## managing risk with responsibility

754 321-1900

Telephone:

Risk Managem	nent Department	Fax: 754 321-1917		
May 20, 2013	Signature on File	For Custodial Supervisor Use Only		
TO:	Karlton Johnson, Principal Blanche Ely High School	Custodial Issues Addressed  Custodial Issues Not Addressed		
FROM:	Robert Krickovich, Coordinator I, LEA Facilities Design and Construction			
SUBJECT:	Indoor Air Quality (IAQ) Assessment			

On May 9, 2013, 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: Shelley Meloni, Task Assigned Chief Facilities & Construction Officer, Facilities & Construction Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division Roy Norton, Manager, Custodial/Grounds, Physical Plant Operations Division Aston Henry, Task Assigned Director, Risk Management Sonja Coley, Senior Project Manager, Facilities Design and Construction Broward Teachers Union Federation of Public Employees

RK/tc Enc.

## **IAQ Assessment**

В	lanche Ely High	Evaluation Da	te May 9	), 2013	Time of Day	1:30			
Outdoor Conditions Tem	perature 87.4	Relative	e Humidity	56.7	Ambient CO2	444			
Fish         Temperature           101C         73.5	Range Rela	<del></del> j	Range % - 60%	<b>CO</b> <sup>2</sup>		# Occupants			
Noticeable Odor No		water damage / staining?	Visible mi growt	0.0.0.0.	Amount of material affecte	ed			
Ceiling 2' X 4' Lay in	[	No	No						
Walls Plaster	[	Yes	No		84 Sq Ft under w	indows			
Floor Carpet		No	No						
Ceiling Clean Yes Walls Clean Yes	1	HVAC Supply Grills Clean Inside of Supply	No Yes		HVAC Return Grills Clean Inside of Retur	Yes			
Flooring Clean Yes		Duct Clean	res		Duct Clean	Yes			
Room Surfaces Yes Clean		Ceiling at Supply Grills Clean	No						
Trash Removed Yes	Exhau	ıst Fans Working	N/A		Unapproved Chemica Cleaners in Room	ls / No			
Signs of Pests No		Drain Traps Wet	N/A		Air Fresheners	No			
Room Cluttered No		Stored in Room is d Containers	Yes		in Room	NO			
Mechanical Equipment Location FISH 102P Mechanical Room Clean									
Filters Installed Properly	Yes	Filters Clean	Yes		Inside of HVAC Unit Cle	ean Yes			
Condensate Pan Clean Yes Cooling Coil Clean Yes									
Fresh Air Intake Location	oom		▼	Fresh Air Intake Fro	ee Yes				
Pollutant Sources Near Air Intake	None			▼					
Observations									
Complaint of water intrusion from roof and windows - Wall under windows severely water damaged - Dust on HVAC supply grills - Dust on ceilings and light fixtures at supply grills									
Corrective Actions to be Completed by Site Based Staff  Corrective Actions to be Completed by PPO									
Clean ceilings and light fixtures around HVAC ▼ Evaluate roofing and repair as necessary									
supply grills ▼ Repair windows to prevent water intrusion									
Clean HVAC supply grills with Wexcide   ▼ Remove and replace wall material as necessary  ▼									