

Aston A. Henry, Director
Risk Management Department

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April 15, 2015 Signature on File

TO: Karlton Johnson, Principal
 Blanche Ely High

FROM: Daniel Meyer, Project Manager
 Risk Management Department

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 April 14, 2015, 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 754-321-1900.

cc: Shelley Meloni, Executive Director, Facilities & Construction
 Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
 Roy Norton, Manager, Custodial/Grounds, Physical Plant Operations Division
 Aston Henry, Director, Risk Management
 Sonja Coley, Senior Project Manager, Facilities & Construction
 Broward Teachers Union
 Federation of Public Employees

DM/jj
Enc.

IAQ Assessment

Blanche Ely High

Evaluation Date April 14, 2015

Time of Day 1:00 PM

Outdoor Conditions Temperature 85.4 Relative Humidity 67.8 Ambient CO2 415

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
112	74.4	72 - 78	55.4	30% - 60%	765	MAX 700 > Ambient	3
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
<input type="checkbox"/> Yes		<input type="checkbox"/> No		<input type="checkbox"/> No		<input type="text"/>	
Ceiling	<input style="width: 100%;" type="text" value="2' X 4' Lay in"/>		<input type="checkbox"/> No	<input type="checkbox"/> No		<input style="width: 100%;" type="text" value="Entire North wall"/>	
Walls	<input style="width: 100%;" type="text" value="Plaster / Carpet"/>		<input type="checkbox"/> Yes	<input type="checkbox"/> No		<input style="width: 100%;" type="text"/>	
Floor	<input style="width: 100%;" type="text" value="Carpet"/>		<input type="checkbox"/> No	<input type="checkbox"/> No		<input style="width: 100%;" type="text"/>	
Ceiling Clean	<input type="checkbox"/> No	HVAC Supply Grills Clean	<input type="checkbox"/> No	HVAC Return Grills Clean	<input type="checkbox"/> No		
Walls Clean	<input type="checkbox"/> No	Inside of Supply Duct Clean	<input type="checkbox"/> N/A	Inside of Return Duct Clean	<input type="checkbox"/> N/A		
Flooring Clean	<input type="checkbox"/> No	Ceiling at Supply Grills Clean	<input type="checkbox"/> No				
Room Surfaces Clean	<input type="checkbox"/> No						
Trash Removed	<input type="checkbox"/> Yes	Exhaust Fans Working	<input type="checkbox"/> N/A	Unapproved Chemicals / Cleaners in Room	<input type="checkbox"/> No		
Signs of Pests	<input type="checkbox"/> No	Drain Traps Wet	<input type="checkbox"/> N/A	Air Fresheners in Room	<input type="checkbox"/> No		
Room Cluttered	<input type="checkbox"/> No	Food if Stored in Room is in Sealed Containers	<input type="checkbox"/> N/A				
Mechanical Equipment Location	<input style="width: 100%;" type="text" value="FISH"/>			Mechanical Room Clean	<input type="checkbox"/> Yes		
Filters Installed Properly	<input type="checkbox"/> Yes	Filters Clean	<input type="checkbox"/> No	Inside of HVAC Unit Clean	<input type="checkbox"/> No		
Condensate Pan Clean	<input type="checkbox"/> N/A	Cooling Coil Clean	<input type="checkbox"/> N/A				
Fresh Air Intake Location	<input style="width: 100%;" type="text" value="Thru exterior wall"/>			Fresh Air Intake Free of Obstruction	<input type="checkbox"/> Yes		
Pollutant Sources Near Air Intake	<input style="width: 100%;" type="text" value="No"/>						

Observations

This classroom has the same problem as Fish #113 which was previously assessed. The entire internal gutter system needs to be replaced. Water has damaged the North wall. Carpet on the wall for sound proffing needs to be removed and the wall replaced. School has work-orders called in for these repairs but the work has not started. Supply grills, walls and ceilings need to be cleaned. Ductwork for this classroom needs to be cleaned. AHU unit needs to be properly cleaned. Carpet in this classroom needs to be evaluated for replacement.

Corrective Actions to be Completed by Site Based Staff

Clean dust and debris from ceilings	▼
Clean dust and debris from walls	▼
Install proper filters, tape and date.	▼
Clean ceilings around HVAC supply grills	▼
Clean HVAC supply and return grills with Wexcide	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Expedite repairs called in on previous	▼
Work-orders	▼
Clean the A/C unit and Ductwork - AFTER REPAIRS	▼
	▼
	▼
	▼
	▼