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Risk Management Department

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January 22, 2013

Signature on File

TO: Scott Neely, Principal  
**Cypress Bay High School**

FROM: Richard Rosa, Project Manager  
Facilities Design and Construction

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 January 18, 2013, I conducted an assessment at **Cypress Bay 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: Directors, School Performance & Accountability  
Shelley Meloni, Executive Director, Facilities Design and Construction  
Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division  
Roy Norton, Manager, Custodial/Grounds, Physical Plant Operations Division  
Aston Henry, Supervisor, Risk Management  
Sonja Coley, Senior Project Manager, Facilities Design and Construction  
Broward Teachers Union  
Federation of Public Employees

RR/tc  
Enc.

# IAQ Assessment

Cypress Bay High

Evaluation Date January 18, 2013

Time of Day 11:00

Outdoor Conditions Temperature 62.7

Relative Humidity 50.1

Ambient CO2 407

Fish	Temperature	Range	Relative Humidity	Range	CO <sup>2</sup>	Range	# Occupants	
<span style="border: 1px solid black; padding: 2px;">P-1221C</span>	<span style="border: 1px solid black; padding: 2px;">67.2</span>	<span style="border: 1px solid black; padding: 2px;">72 - 78</span>	<span style="border: 1px solid black; padding: 2px;">55.4</span>	<span style="border: 1px solid black; padding: 2px;">30% - 60%</span>	<span style="border: 1px solid black; padding: 2px;">445</span>	<span style="border: 1px solid black; padding: 2px;">MAX 700 &gt; Ambient</span>	<span style="border: 1px solid black; padding: 2px;"></span>	
Noticeable Odor		<span style="border: 1px solid black; padding: 2px;">Yes</span>	Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	<span style="border: 1px solid black; padding: 2px;">Drywall</span>		<span style="border: 1px solid black; padding: 2px;">No</span>		<span style="border: 1px solid black; padding: 2px;">No</span>		<span style="border: 1px solid black; padding: 2px;"></span>	
Walls	<span style="border: 1px solid black; padding: 2px;">Wood Paneling</span>		<span style="border: 1px solid black; padding: 2px;">Yes</span>		<span style="border: 1px solid black; padding: 2px;">No</span>		<span style="border: 1px solid black; padding: 2px;">window sills</span>	
Floor	<span style="border: 1px solid black; padding: 2px;">12" x 12" Vinyl</span>		<span style="border: 1px solid black; padding: 2px;">No</span>		<span style="border: 1px solid black; padding: 2px;">No</span>		<span style="border: 1px solid black; padding: 2px;"></span>	
Ceiling Clean		<span style="border: 1px solid black; padding: 2px;">No</span>	HVAC Supply Grills Clean		<span style="border: 1px solid black; padding: 2px;">No</span>	HVAC Return Grills Clean		<span style="border: 1px solid black; padding: 2px;">No</span>
Walls Clean		<span style="border: 1px solid black; padding: 2px;">Yes</span>	Inside of Supply Duct Clean		<span style="border: 1px solid black; padding: 2px;">No</span>	Inside of Return Duct Clean		<span style="border: 1px solid black; padding: 2px;">No</span>
Flooring Clean		<span style="border: 1px solid black; padding: 2px;">No</span>	Ceiling at Supply Grills Clean		<span style="border: 1px solid black; padding: 2px;">No</span>			
Room Surfaces Clean		<span style="border: 1px solid black; padding: 2px;">No</span>						
Trash Removed		<span style="border: 1px solid black; padding: 2px;">Yes</span>	Exhaust Fans Working		<span style="border: 1px solid black; padding: 2px;">N/A</span>	Unapproved Chemicals / Cleaners in Room		<span style="border: 1px solid black; padding: 2px;">No</span>
Signs of Pests		<span style="border: 1px solid black; padding: 2px;">No</span>	Drain Traps Wet		<span style="border: 1px solid black; padding: 2px;">N/A</span>	Air Fresheners in Room		<span style="border: 1px solid black; padding: 2px;">No</span>
Room Cluttered		<span style="border: 1px solid black; padding: 2px;">No</span>	Food if Stored in Room is in Sealed Containers		<span style="border: 1px solid black; padding: 2px;">N/A</span>			
Mechanical Equipment Location			<span style="border: 1px solid black; padding: 2px;">Bard like HVAC system in classroom</span>			Mechanical Room Clean		<span style="border: 1px solid black; padding: 2px;">N/A</span>
Filters Installed Properly		<span style="border: 1px solid black; padding: 2px;">N/A</span>	Filters Clean		<span style="border: 1px solid black; padding: 2px;">N/A</span>	Inside of HVAC Unit Clean		<span style="border: 1px solid black; padding: 2px;">N/A</span>
Condensate Pan Clean		<span style="border: 1px solid black; padding: 2px;">N/A</span>	Cooling Coil Clean		<span style="border: 1px solid black; padding: 2px;">N/A</span>			
Fresh Air Intake Location			<span style="border: 1px solid black; padding: 2px;">Behind Bard unit/Exterior wall</span> ▼			Fresh Air Intake Free of Obstruction		<span style="border: 1px solid black; padding: 2px;">Yes</span>
Pollutant Sources Near Air Intake			<span style="border: 1px solid black; padding: 2px;">Grass and landscape</span> ▼					

**Observations**

1221C or # 43 is a portable.  
 The HVAC system was not running at time of assessment.  
 Evaluate the Bard HVAC system to lower humidity levels and odor due the contrast between. Remove return grill and vacuum all surfaces. There was not access to the inside of the bard unit at the time of assessment. Pressure clean the exterior surfaces of the bard unit , covered in algae.

**Corrective Actions to be Completed by Site Based Staff**

Clean ceilings around HVAC supply grills	▼
Thoroughly clean horizontal surfaces	▼
Clean HVAC supply grills with Wexcide	▼
Thoroughly clean and sanitize flooring	▼
Pressure clean exterior of bard unit	▼
Remove HVAC return grill and vacuum	▼
Thoroughly clean blinds	▼
	▼

**Corrective Actions to be Completed by PPO**

Repair HVAC to reduce humidity level	▼
Evaluate the cleaning of the HVAC coil	▼
Clean the supply drops	▼
Evaluate and repair cause of water damage	▼
Remove and replace wall material as necessary	▼
	▼
	▼
	▼

# IAQ Assessment

Cypress Bay High

Evaluation Date January 18, 2013

Time of Day 10:30

Outdoor Conditions Temperature 62.7

Relative Humidity 50.1

Ambient CO2 407

Fish	Temperature	Range	Relative Humidity	Range	CO <sup>2</sup>	Range	# Occupants
<span style="border: 1px solid black; padding: 2px;">P-1225C</span>	<span style="border: 1px solid black; padding: 2px;">65.4</span>	<span style="border: 1px solid black; padding: 2px;">72 - 78</span>	<span style="border: 1px solid black; padding: 2px;">58</span>	<span style="border: 1px solid black; padding: 2px;">30% - 60%</span>	<span style="border: 1px solid black; padding: 2px;">419</span>	<span style="border: 1px solid black; padding: 2px;">MAX 700 &gt; Ambient</span>	<span style="border: 1px solid black; padding: 2px;"></span>
Noticeable Odor <span style="border: 1px solid black; padding: 2px;">Yes</span>		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling	<span style="border: 1px solid black; padding: 2px;">Drywall</span>		<span style="border: 1px solid black; padding: 2px;">No</span>		<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;"></span>	
Walls	<span style="border: 1px solid black; padding: 2px;">Wood Paneling</span>		<span style="border: 1px solid black; padding: 2px;">Yes</span>		<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;">window sills</span>	
Floor	<span style="border: 1px solid black; padding: 2px;">12" x 12" Vinyl</span>		<span style="border: 1px solid black; padding: 2px;">No</span>		<span style="border: 1px solid black; padding: 2px;">No</span>	<span style="border: 1px solid black; padding: 2px;"></span>	
Ceiling Clean	<span style="border: 1px solid black; padding: 2px;">No</span>	HVAC Supply Grills Clean	<span style="border: 1px solid black; padding: 2px;">No</span>	HVAC Return Grills Clean	<span style="border: 1px solid black; padding: 2px;">Yes</span>		
Walls Clean	<span style="border: 1px solid black; padding: 2px;">Yes</span>	Inside of Supply Duct Clean	<span style="border: 1px solid black; padding: 2px;">No</span>	Inside of Return Duct Clean	<span style="border: 1px solid black; padding: 2px;">No</span>		
Flooring Clean	<span style="border: 1px solid black; padding: 2px;">Yes</span>	Ceiling at Supply Grills Clean	<span style="border: 1px solid black; padding: 2px;">No</span>				
Room Surfaces Clean	<span style="border: 1px solid black; padding: 2px;">No</span>						
Trash Removed	<span style="border: 1px solid black; padding: 2px;">Yes</span>	Exhaust Fans Working	<span style="border: 1px solid black; padding: 2px;">N/A</span>	Unapproved Chemicals / Cleaners in Room	<span style="border: 1px solid black; padding: 2px;">No</span>		
Signs of Pests	<span style="border: 1px solid black; padding: 2px;">No</span>	Drain Traps Wet	<span style="border: 1px solid black; padding: 2px;">N/A</span>	Air Fresheners in Room	<span style="border: 1px solid black; padding: 2px;">No</span>		
Room Cluttered	<span style="border: 1px solid black; padding: 2px;">No</span>	Food if Stored in Room is in Sealed Containers	<span style="border: 1px solid black; padding: 2px;">N/A</span>				
Mechanical Equipment Location	<span style="border: 1px solid black; padding: 2px;">Bard like HVAC system in classroom</span>				Mechanical Room Clean	<span style="border: 1px solid black; padding: 2px;">N/A</span>	
Filters Installed Properly	<span style="border: 1px solid black; padding: 2px;">N/A</span>	Filters Clean	<span style="border: 1px solid black; padding: 2px;">N/A</span>	Inside of HVAC Unit Clean	<span style="border: 1px solid black; padding: 2px;">N/A</span>		
Condensate Pan Clean	<span style="border: 1px solid black; padding: 2px;">N/A</span>	Cooling Coil Clean	<span style="border: 1px solid black; padding: 2px;">N/A</span>				
Fresh Air Intake Location	<span style="border: 1px solid black; padding: 2px;">Behind Bard unit/Exterior wall</span> ▼				Fresh Air Intake Free of Obstruction	<span style="border: 1px solid black; padding: 2px;">Yes</span>	
Pollutant Sources Near Air Intake	<span style="border: 1px solid black; padding: 2px;">Grass and landscape</span> ▼						

**Observations**

1225C or # 42 is a portable.  
 The HVAC system was not running at time of assessment.  
 Evaluate the Bard HVAC system to lower humidity levels and odor due the contrast between. Remove return grill and vacuum all surfaces. There was not access to the inside of the bard unit at the time of assessment. Pressure clean the exterior surfaces of the bard unit , covered in algae.

**Corrective Actions to be Completed by Site Based Staff**

Clean ceilings around HVAC supply grills	▼
Thoroughly clean horizontal surfaces	▼
Clean HVAC supply grills with Wexcide	▼
	▼
Pressure clean exterior of bard unit	▼
Remove HVAC return grill and vacuum	▼
	▼
	▼

**Corrective Actions to be Completed by PPO**

Repair HVAC to reduce humidity level	▼
Evaluate the cleaning of the HVAC coil	▼
	▼
Clean the supply drops	▼
Evaluate and repair cause of water damage	▼
Remove and replace wall material as necessary	▼
	▼
	▼