

managing risk with responsibility

754 321-1900

754 321-1917

Aston A. Henry, Supervisor Telephone: Risk Management Department Fax:

Facilities and Construction Management

April 24, 2012

TO: Jon Marlow, Principal
Deerfield Beach High School

FROM: Robert Krickovich, Coordinator I, LEA

For Custodial Supervisor Use Only

Custodial Issues Addressed

Custodial Issues Not Addressed

SUBJECT: Indoor Air Quality (IAQ) Assessment

On April 17, 2012, I conducted an assessment at **Deerfield Beach 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

Deerfield Beach High Eval	aluation Date April 17, 2012 Time of Day 1:15
Outdoor Conditions Temperature 80.2	Relative Humidity 42.5 Ambient CO2 462
Fish Temperature Range Relative Hun 906 69.5 72 - 78 61.8	midity Range CO ² Range # Occupants 30% - 60% MAX 700 > 28 Ambient
Noticeable Odor No Visible water da staining? Ceiling 2' X 4' Lay in No Walls Plaster No Floor 12" x 12" Vinyl No	
Flooring Clean Yes Duct Clean	clean Yes Grills Clean No of Supply Yes Inside of Return Duct Clean at Supply No
Trash Removed Yes Exhaust Fans Signs of Pests No Drain To Room Cluttered No Food if Stored in in Sealed Contain	Traps Wet Yes Air Fresheners in Room is INA
Mechanical Equipment Location FISH 901 Filters Installed Properly Yes Filter Condensate Pan Clean Yes Cooling Co	Mechanical Room Clean No ers Clean Yes Inside of HVAC Unit Clean Yes Coil Clean Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake Roof top above 901 Trees / Bus parking	of Obstruction Yes
Observations Science Room - 10 sinks all traps wet - heavy dust on Standing water on floor in mechanical room 901 (pan	n surfaces - Ceiling tiles at supply grills dirty - return grills dusty - n may be leaking) - Unit very rusty
Corrective Actions to be Completed by Site Based St	
Thoroughly clean all surfaces Clean ceilings around HVAC supply grills Clean HVAC return grills with Wexcide	▼ Repair HVAC to reduce humidity level ▼ Set temperature to 72 - 78 degrees ▼ Repair cause of water on mechanical room floor ▼ ▼ ▼
	▼ ▼ ▼ ▼ ▼ ▼

IAQ Assessment

April 17, 2012

Time of Day

1:15

Evaluation Date

Deerfield Beach High

Outdoor Conditions Temperature 80.2	Relative Humidit	y 42.5	Ambient CO2 4	62
Fish Temperature Range Relative Hu 907 72.6 72 - 78 55.7	Range 30% - 60%	CC		ccupants 32
Noticeable Odor No Visible water of staining	ainage /	e microbial rowth?	Amount of material affected	
Ceiling 2' X 4' Lay in No Walls Plaster No Floor 12" x 12" Vinyl No		No No		
Ceiling Clean Yes Grills C Walls Clean Yes Inside C Duct Clean Yes	of Supply Yes at Supply		HVAC Return Grills Clean Inside of Return Duct Clean	No Yes
Trash Removed Yes Exhaust Fans Signs of Pests No Drain Room Cluttered No Food if Stored in Sealed Conta	Traps Wet Yes		Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
. , 🔚	ers Clean Yes Coil Clean Yes		Mechanical Room Clean Inside of HVAC Unit Clean	No Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake Roof top above 901 Trees / Bus parking		▼	Fresh Air Intake Free of Obstruction	Yes
Observations Science Room - 10 sinks all traps wet - heavy dust o	n surfaces - Ceiling	tiles at supp	oly grills dirty - return grills	s dusty
Corrective Actions to be Completed by Site Based S	Staff Co	rrective Action	ons to be Completed by PI	
Thoroughly clean all surfaces Clean ceilings around HVAC supply grills Clean HVAC return grills with Wexcide	V V V			* * *
	V V V			▼ ▼

IAQ Assessment

Evaluation Date

Deerfield Beach High

April 17, 2012

Time of Day

1:15

utdoor Conditions	Ten	nperature	80.2	Relativ	e Humidity	42.5	Ambient CO2	162
	erature '1.9	Range 72 - 78	Relative H	. 	Range 0% - 60%	82	5 MAX 700 > Ambient	37
Noticeable Odor	No		Visible water stainin			microbial wth?	Amount of material affected	
	L' Lay in		No]	N	lo		
	aster		No	<u></u>	_ <u>N</u>	lo		
Floor 12" x 2	12" Vinyl		No]	N	lo		
Ceiling Clean	Yes		HVAC Grills	Supply	Yes		HVAC Return Grills Clean	No
Walls Clean	Yes		· · · · · ·	of Supply			Inside of Return	
Flooring Clean	Yes		Duct C		Yes		Duct Clean	Yes
Room Surfaces Clean	No		Ceiling Grills	g at Supply Clean	No			
Trash Removed	Yes		Exhaust Fai	ns Working	N/A		Unapproved Chemicals / Cleaners in Room	No
Signs of Pests	No		Drair	Traps Wet	Yes			No
Room Cluttered	No		Food if Stored in Sealed Con		N/A		Air Fresheners in Room	
Mechanical Equipme	ent Loca	tion FISI	l 901				Mechanical Room Clean	No
Filters Installed Prop	erly	Yes	Fil	Iters Clean	Yes		Inside of HVAC Unit Clean	Yes
Condensate Pan (Clean	Yes	Cooling	Coil Clean	Yes			
Fresh Air Intake Loca	ntion	Roo	f top above 90)1		▼	Fresh Air Intake Free	Yes
Pollutant Sources Near Air ntake Trees / Bus parking		ng		▼	of Obstruction	103		
bservations								
cience Room - 12 s t supply grills dirty				ıcet leakin	g onto table	top - hea	vy dust on surfaces - Ceili	ng tiles
Corrective Actions				Staff ▼	Corre	ective Acti	ons to be Completed by P	PO v
Clean ceilings		an all surfa d HVAC su		▼				\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
Clean HVAC	return	grills with	Wexcide	▼				1
Call in work o	rder to	repair leak	ing faucet	▼				1
				▼				