

## managing risk with responsibility

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May 29, 2012

For Custodial Supervisor Use Only

Custodial Issues Addressed

Custodial Issues Not Addressed

Custodial Issues Not Addressed

FROM:

Robert Krickovich, Coordinator I, LEA
Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment

On May 14, 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**

May 14, 2012

Time of Day

1:45

**Evaluation Date** 

Deerfield Beach High

Outdoor Conditions	Temperature	85.0 Relativ	ve Humidity	65.1	Ambient CO2 4	59
Fish Temper		Relative Humidity 48.4 3	Range 0% - 60%	<b>CO</b> <sup>2</sup> 1607		ccupants
Noticeable Odor	No	Visible water damage / staining?	Visible mi growt		Amount of material affected	
Ceiling 2' X 4' L Walls Plas		No	No	_		
Walls         Plas           Floor         12" x 12"		No No	No No	_		
Ceiling Clean	Yes	HVAC Supply Grills Clean	Yes		HVAC Return Grills Clean	N/a
	Yes Yes	Inside of Supply Duct Clean	Yes		Inside of Return Duct Clean	N/A
Room Surfaces Clean	Yes	Ceiling at Supply Grills Clean	Yes			
	Yes	Exhaust Fans Working			Unapproved Chemicals / Cleaners in Room	No
_	No No	Drain Traps Wet Food if Stored in Room is in Sealed Containers			Air Fresheners in Room	No
Mechanical Equipmen	t Location FISI	l 104			Mechanical Room Clean	Yes
Filters Installed Proper	y Yes	Filters Clean	Yes		Inside of HVAC Unit Clean	Yes
Condensate Pan Cle	ean Yes	Cooling Coil Clean	Yes			
Fresh Air Intake Location Pollutant Sources Near Intake		n Corridor e		<b>▼</b>	Fresh Air Intake Free of Obstruction	Yes
Observations				<del></del>		
Return air through do	or - Both ends o	of main corridor have be	en blocked off	preventin	g fresh air from entering	building
Corrective Actions to	be Completed	by Site Based Staff			ns to be Completed by Pl se fresh air in building	<b>20</b>
		▼	110	to moreas	o noon all ill ballaling	▼
		▼				
		▼				-   ▼
		▼				
·		▼				▼

## **IAQ Assessment**

Deerfield Beach High E	valuation Date	May 14, 2012	Time of Day	1:45
Outdoor Conditions Temperature 85.0	Relative Humid	lity 65.1	Ambient CO2	459
Fish         Temperature         Range         Relative H           112         69.3         72 - 78         52.7	i	CO <sup>2</sup> 1866		Occupants 1
Noticeable Odor No Visible water stainin	uailiage /	ble microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in No		No		
Walls Plaster No		No		
Floor 12" x 12" Vinyl No		No		
Grills	Supply Clean Yes	]	HVAC Return Grills Clean	No
Walls Clean Yes Inside Flooring Clean No Duct C	of Supply lean	]	Inside of Return Duct Clean	N/A
Room Surfaces No Ceiling Clean Grills	at Supply Clean Yes	]		
Trash Removed Yes Exhaust Far	_	<del>-</del>	Unapproved Chemicals Cleaners in Room	/ No
Signs of Pests No Drain	Traps Wet N/A		Air Fresheners	No
Room Cluttered No Food if Stored in Sealed Con	- I NI/A	]	in Room	NO
Mechanical Equipment Location FISH 107			Mechanical Room Clear	No No
Filters Installed Properly Yes Fil	ters Clean Yes		Inside of HVAC Unit Clear	n Yes
Condensate Pan Clean Yes Cooling	Coil Clean Yes			
Fresh Air Intake Location Main Corridor		▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	• ▼		or obstruction ==	
Observations				
School number 131 FISH 112 - Surfaces dusty - boo books in room - Return air above door - Mech room Both ends of main corridor have been blocked off p	107 used as stora	ge for fire sprin	kler project - floor dirty	
Corrective Actions to be Completed by Site Based	Staff C	orrective Action	ns to be Completed by I	PPO
Thoroughly clean all surfaces	<b>▼</b>	PPO to increas	se fresh air in building	▼
Thoroughly clean and sanitize flooring Clean HVAC return grills with Wexcide	▼			▼
Sister Title Sister Sister Will Troxolde	▼			
	▼			▼
	▼			<b></b>