

# managing risk with responsibility

Aston A. Henry, Supervisor
Risk Management Department

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May 15, 2012

Signature on File

TO: Priscila Ribeiro, Principal

Fort Lauderdale High School

FROM: Robert Krickovich, Coordinator I, LEA

Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment

For	r Custodial Supervisor Use Only
	Custodial Issues Addressed
	Custodial Issues Not Addressed
-	

On November 2, 2011, I conducted an assessment at **Fort Lauderdale 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.

	F	ort Lauderda	ale High School		Evaluati	on Requested	October 28, 2011		
Time of Day	9:35				E	Evaluation Date	November 2, 2011		
Outdoor Cond	itions T	emperatur	e 79.1	Relative Humidit	66.1	Ambie	nt CO2 455		
Fish	Temperature	Range	Relative Humidity	Range	CO2	Ran	ge # Occupants		
011	73.7	72 - 78	72.4	30% - 60%	684	Max 700	> Ambient 3		
Noticeable Oc	lor Yes		Visible water damage / staining	Visible mic g? growth		Amount of material affec			
Ceiling Type	2 x 4 L	ay In	No	No	] [		None		
Wall Type	Plas	ter	No	No	] [		None		
Flooring	12 x 12	Vinyl	No	No	]		None		
	Clean	Minor / Dek	oris Cleaning	)	Correc	ctive Action Re	quired		
Ceiling	Yes	No	o No						
Walls	Yes	No	No						
Flooring	Yes	No	No						
HVAC Supply	Grills Yes	No	No		Recen	tly painted witl	n Kilz		
HVAC Return	Grills					N/A			
Ceiling at Sup Grills	ply Yes	No	No						
Surfaces in Ro	oom No	Yes	Yes		Clea	an as appropri	ate		
bservations									
Findings - Complaint of odor in the room. HVAC supply grill recently painted with Kilz. Over spray on file cabinet Dust build up on surfaces - Humidity level was elevated									

**Location Number** 

# Site Based Maintenance:

- Clean over spray from file cabinets
- Refrain from using spray paint in occupied areas
- Clean surfaces throughout the room
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

# Physical Plant Operations:

- Evaluate HVAC system for proper operation and repair as appropriate to lower humidity level
- NOTE: Work orders EQ02197 and EQ02198 generated 11-2-11

		1 011	Lauderdan	o i ligit ocitool						4 [		<del>50. 20,</del>	
Time of Day	9	:35						E	valua	tion Date	Nover	mber 2,	2011
Outdoor Condi	itions	Ten	perature	79.1	Rela	tive Hun	nidity	66.1		Ambie	nt CO2	455	5
	Temper		Range	Relative Humi	<u> </u>	ange		CO2		Ran	-	_	upants
106	73	3.9 <b>7</b>	'2 <b>- 78</b>	70.2	30%	- 60%		699		Max 700	> Ambi	ent	6
Noticeable Od	lor [	Yes		Visible wa damage / stai			microlowth?	bial		Amount of terial affec			
Ceiling Type		2 x 4 Lay	In	Yes			No	[		2 ce	eiling tile	s	
Wall Type		Plaster		No			No	[			None		
Flooring		12 x 12 Vir	nyl	No			No	[			None		
	C	Clean	Minor D / Debr					Correc	tive A	Action Re	quired		
Ceiling		Yes	No	No	<u> </u>								
Walls		Yes	No	No									
Flooring		Yes	No	No	<u> </u>								
HVAC Supply	Grills	No	Yes	Ye	s			Clea	n as	appropria	ate		
HVAC Return	Grills	Yes	No	No									
Ceiling at Sup Grills	ply	Yes	No	No	<u> </u>								
Surfaces in Ro	oom	No	Yes	Ye	s			Clea	an as	appropria	ate		
bservations													

Fort Lauderdale High School

**Location Number** 

Evaluation Requested

October 28 2011

## Findings

- Musty odor in room. Cardboard boxes used for storage.
- Dust build up on HVAC supply grills
- Dust build up on surfaces
- Humidity level was elevated
- Water intrusion from ceiling. NOTE: Glass ceiling above drop ceiling.
- Live plants in room

### Site Based Maintenance:

- Clean HVAC supply grills with Wexcide disinfectant solution
- Clean surfaces throughout the room
- Remove live plants. Soil is a source of microbial growth.
- Replace cardboard boxes with plastic containers
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

# Physical Plant Operations:

- Evaluate HVAC system for proper operation and repair as appropriate to lower humidity level
- · Evaluate for cause of water intrusion and repair as appropriate. Remove and replace ceiling tiles as necessary.

NOTE: Work orders EQ02197 and EQ02198 generated 11-2-11

	Fort	Lauderdale High	n School		Evaluati	on Requested	Octob	oer 28, 2011
Time of Day	9:35				E	valuation Date	Noven	nber 2, 2011
Outdoor Condi	tions Ten	nperature 7	9.1	Relative Humi	dity 66.1	Ambier	nt CO2 [	455
Fish	Temperature	Range Relat	ive Humidity	Range	CO2	Ran	ge	# Occupants
110K	73.4	72 - 78	72.7	30% - 60%	682	Max 700	> Ambie	ent 3
Noticeable Od	or Yes		isible water age / staining	Visible m grow		Amount of material affect	ted	
Ceiling Type	2 x 4 Lay	In	No	No			None	
Wall Type	Plaster		No	No	<u> </u>		None	
Flooring	Carpet		No	No	<u> </u>		None	
	Clean	Minor Dust / Debris	Needs Cleaning		Correc	tive Action Re	quired	
Ceiling	Yes	No	No					
Walls	Yes	No	No					
Flooring	Yes	No	No					
HVAC Supply	Grills No	Yes	Yes		Clea	an as appropria	ite	
HVAC Return	Grills Yes	No	No					
Ceiling at Sup Grills	ply Yes	No	No					
Surfaces in Ro	oom Yes	No	No					
bservations								
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**Location Number** 

- Clean HVAC grills with Wexcide disinfectant solution
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

# **Physical Plant Operations:**

- Evaluate HVAC system for proper operation and repair as appropriate to lower humidity level
- NOTE: Work orders EQ02197 and EQ02198 generated 11-2-11

		Fort L	.auderda	le High	School			⊨valuati	ion Requ	lested [	Octo	ber 28, 2	2011
Time of Day	9:	35						E	Evaluatio	n Date	Nove	mber 2,	2011
Outdoor Condi	tions	Tem	perature	79	9.1	Relative H	lumidity	66.1		Ambier	nt CO2	455	
Noticeable Od Ceiling Type Wall Type		Yes  2 x 4 Lay I  Plaster	ange 2 - 78	Vi	72.4 sible water age / staining No		ble micro growth?		 Am		> Ambi		2
Flooring		Carpet			No		No				None		
	С	lean	Minor I		Needs Cleaning			Correc	ctive Act	tion Re	quired		
Ceiling	L	Yes	No		No								
Walls		Yes	No		No								
Flooring		Yes	No		No								
HVAC Supply	Grills [	Yes	No		No								
HVAC Return	Grills [	Yes	No		No								
Ceiling at Sup Grills	ply [	Yes	No		No								
Surfaces in Ro	oom [	Yes	No	]	No								
bservations													

**Location Number** 

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# Findings

- Musty odor in room. Supply grill recently painted.
- Humidity level was elevated
- FISH 112 Dust and debris build up on A/C filters
- FISH 112 Dust and debris on floor
- FISH 112 Chilled water pipe dripping on floor

# Site Based Maintenance:

- Remove and replace A/C filters in FISH 112
- Clean floor in FISH 112
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

# **Physical Plant Operations:**

- Evaluate HVAC system for proper operation and repair as appropriate to lower humidity level
- Evaluate and repair chilled water pipe in FISH 112
- NOTE: Work orders EQ02197 and EQ02198 generated 11-2-11