

# managing risk with responsibility

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July 31, 2012

Signature on File

TO:

Priscilla Ribeiro, Principal

Fort Lauderdale High School

FROM:

Robert Krickovich, Coordinator I, LEA Facilities Design and Construction

SUBJECT:

Indoor Air Quality (IAQ) Assessment

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

On July 25, 2012, 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: 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

RK/tc Enc.

	Fort Lauderdale	<u> High</u> <b>Eval</b> u	ation Dat	e July 2	5, 2012	Time of Day	1:30
Outdoor Conditions	Temperature	92.8	Relative	Humidity [	59.2	Ambient CO2	441
Fish         Tempera           504         72.3		Relative Humi	<b>─</b> i	Range % - 60%	<b>CO</b> <sup>2</sup> 449	Range # MAX 700 > Ambient	Occupants 2
Noticeable Odor	Yes	Visible water dan staining?	nage /	Visible mi growt		Amount of material affecte	d
Ceiling 2' X 2' L	ay in	No		No			
Walls Drywa	all	No		No			
Floor Carpe	et	Yes		No		Entire Floo	r
Walls Clean	'es 'es No	HVAC Sup Grills Clea Inside of S Duct Clea	an Supply	No Yes		HVAC Return Grills Clean Inside of Return Duct Clean	No n No
Room Surfaces Clean	No	Ceiling at Grills Clea		N/a			
	'es	Exhaust Fans V		N/A		Unapproved Chemical Cleaners in Room	ls / No
	No No	Drain Tra Food if Stored in in Sealed Contain	Room is	N/A		Air Fresheners in Room	No
Mechanical Equipment	Location FISH	l 509				Mechanical Room Clea	an Yes
Filters Installed Properly	y Yes	Filters	s Clean	Yes	ı	nside of HVAC Unit Cle	an Yes
Condensate Pan Clea	an Yes	Cooling Coi	il Clean	Yes			
Fresh Air Intake Locatio Pollutant Sources Near Intake		side of room			<b>▼</b>	Fresh Air Intake Fre	ee Yes
Observations							
Musty odor in room - Minor microbial growth on wall mounted HVAC supply grills - dust build up on HVAC return grills - inside of return duct dusty - Carpet in bad condition - ripped, torn, stained, rippled, delaminated from floor, worn.							
Corrective Actions to be Completed by Site Based Staff  Corrective Actions to be Completed by PPO							
Clean HVAC supply and return grills with Wexcide ▼ Clean HVAC return drops ▼					▼		
Thoroughly clean all surfaces ▼ Evaluate carpet for replacement ▼					▼		
			<b>→</b>    -				<del> </del>

**Evaluation Date** 

Fort Lauderdale High

July 25, 2012

Time of Day

1:30

Outdoor Conditions Tempe	erature 92.8	Relative Humidit	59.2	Ambient CO2	141
	Range Relative Hum 72 - 78 48.6	10 Range 30% - 60%	<b>CO</b> 522		ccupants 2
Noticeable Odor No	Visible water da staining?	illage /	e microbial rowth?	Amount of material affected	
Ceiling 2' X 2' Lay in	Yes		No	1 tile	
Walls Drywall Floor Carpet	No No	[	No No		
Ceiling Clean Yes Walls Clean Yes	HVAC Su Grills Cle Inside of	ean Yes		HVAC Return Grills Clean Inside of Return	Yes
Room Surfaces Clean  Yes  No	Duct Clea Ceiling a Grills Cle	t Supply		Duct Clean	Yes
Trash Removed Yes Signs of Pests No	Exhaust Fans	Working N/A		Unapproved Chemicals / Cleaners in Room	No
Room Cluttered No	Food if Stored in in Sealed Contain	Room is		Air Fresheners in Room	No
Mechanical Equipment Location	n FISH 509			Mechanical Room Clean	Yes
	es Filter  Cooling Co	rs Clean Yes oil Clean Yes		Inside of HVAC Unit Clean	Yes
Fresh Air Intake Location	Outside of room		▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	Trees / Grass		▼		
Observations Complaint of microbial growth of sleeve cuffs , no sign of mic shelves around hat boxes					
Corrective Actions to be Com	pleted by Site Based St	aff Co	rrective Action	ons to be Completed by P	РО
Thoroughly clean Clean soiled u		<b>▼</b>			<b>*</b>
Clean Soiled u	illottiis	▼			▼
		▼			<b>▼</b>
		▼			▼
		▼			▼

Fort Lau	uderdale High Evaluation Date	e July 25, 2012	Time of Day 1:30		
Outdoor Conditions Tempe	rature 92.8 Relative	Humidity 59.2	Ambient CO2 441		
		Range CO <sup>2</sup> 426	Range # Occupants MAX 700 > 2 Ambient		
Noticeable Odor Yes  Ceiling 2' X 2' Lay in  Walls Drywall	Visible water damage / staining? Yes No	Visible microbial growth?  No No	Amount of material affected  5 tiles		
Floor Carpet	No	No			
Ceiling Clean Yes Walls Clean Yes Flooring Clean No	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean  Inside of Return Duct Clean		
Room Surfaces No Clean	Ceiling at Supply Grills Clean	Yes	Duct Clean		
Trash Removed Yes  Signs of Pests No  Room Cluttered No	Exhaust Fans Working  Drain Traps Wet  Food if Stored in Room is in Sealed Containers	N/A N/A	Unapproved Chemicals / No Cleaners in Room  Air Fresheners in Room		
Mechanical Equipment Location  Filters Installed Properly  Condensate Pan Clean	Filters Clean	No I	Mechanical Room Clean Yes nside of HVAC Unit Clean No		
Fresh Air Intake Location Pollutant Sources Near Air Intake	Outside of room Palm Tree / shrubs / grass	<b>▼</b>	Fresh Air Intake Free of Obstruction Yes		
Observations  Musty odor in room - 5 stained ceiling tiles (one at fire sprinkler needs cut) - heavy dust on books - dust on shelves -  Carpet stained, ripped, torn, worn - Inside of HVAC unit dirty - bottom of coil has buildup of dust and debris - inside of supply and return ducts in room 922 and at unit dirty.					

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

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#### **Corrective Actions to be Completed by PPO**

To Actions to be completed by 11 c
nd repair cause of stained ceiling tile
stained ceiling tile @ fire sprinkler
Clean HVAC supply drops
Clean HVAC return drops
Clean inside of HVAC unit
luate carpet for replacement
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Fort Lauderdale High Ev	aluation Dat	e July 25	5, 2012	Time of Day	1:30
Outdoor Conditions Temperature 92.8	Relative	Humidity	59.2	Ambient CO2	141
Fish         Temperature         Range         Relative Hu           1713         70.5         72 - 78         57.9	<del></del> i	Range % - 60%	<b>co</b> <sup>2</sup> 435	Range # 0  MAX 700 >  Ambient	2
Noticeable Odor No Visible water of staining	_	Visible mid		Amount of material affected	
Ceiling         2' X 4' Lay in         No           Walls         Drywall         No           Floor         12" x 12" Vinyl         No		No No	]		
Ceiling Clean  Yes  Walls Clean  Yes  Inside of Duct Clean  Yes	Clean of Supply	Yes		HVAC Return Grills Clean Inside of Return Duct Clean	Yes
Room Surfaces Yes Ceiling Clean Grills C	at Supply Clean	Yes			
Trash Removed Yes Exhaust Fands Signs of Pests No Drain Room Cluttered No Food if Stored in Sealed Conta	Traps Wet	N/A N/A		Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
	ers Clean Coil Clean	No N/A	ı	Mechanical Room Clean	Yes N/A
Fresh Air Intake Location  Pollutant Sources Near Air Intake  Outside of room  Grass			<b>▼</b>	Fresh Air Intake Free of Obstruction	Yes
Observations  No ceiling in mechanical room 1713A, (or any other of mechanical room, allowing air from above ceiling up through seams in floor tile, stained white floor tile	to be draw	n into unit ar			
Corrective Actions to be Completed by Site Based S	Staff			s to be Completed by P	
Remove and replace A/C filters	<b>V</b>	Evaluate a	nu repair (	cause of floor tile proble	▼ ▼
Facilities - Evaluate need for ceilings in	▼ ▼ ▼				<b>V V V</b>