

managing risk with responsibility

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August 24, 2012 Signature on File

TO: Jonathan Williams, Principal

Northeast 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 August 21, 2012, I conducted an assessment at **Northeast 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.

IAQ Assessment

Northeast Hig	gh Evaluation Date A	ugust 21, 2012 T i	me of Day 2:30	
Outdoor Conditions Temperature	90.8 Relative Humi	dity 56.2 A	Ambient CO2 415	
Fish Temperature Range 325 86.1 72 - 78	Relative Humidity Range 67.9 30% - 60°	420	Range # Occupation MAX 700 > 22 Ambient	
Noticeable Odor No Vi	sible water damage / Vis staining?	ible microbial growth?	Amount of material affected	
Ceiling Open tectum decking	No	No		
Walls Block	No	No		
Floor Painted Concrete	No	No		
Ceiling Clean N/a Walls Clean Yes	HVAC Supply Grills Clean	1	Offilis Clean	l/a
Flooring Clean Yes	Inside of Supply Duct Clean		Inside of Return Duct Clean	/A
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	1		
	Exhaust Fans Working N/	Clean	proved Chemicals / ers in Room	es
1.00 0.0	Drain Traps Wet N// od if Stored in Room is Sealed Containers	Air	Fresheners N	lo
Mechanical Equipment Location NONE -	Unconditioned Space	Mech	anical Room Clean N	/A
Filters Installed Properly N/A	Filters Clean N/	Inside o	of HVAC Unit Clean N	/A
Condensate Pan Clean N/A	Cooling Coil Clean N/A			
Fresh Air Intake Location			esh Air Intake Free	\neg
Pollutant Sources Near Air Intake		of ▼	Obstruction	
Observations				
Paint stored in corner of room - 2 active r	oof leaks in NE corner of ro	om by lockers		
Corrective Actions to be Completed by S	ite Based Staff	Corrective Actions to be	a Completed by PPO	
	 	Evaluate and repa	• • • • • • • • • • • • • • • • • • • •	▼
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IAQ Assessment

Northe	ast High Evaluation Da	te August 21, 2012	Time of Day 2:30
Outdoor Conditions Temperatur	e 90.8 Relative	e Humidity 56.2	Ambient CO2 415
Fish Temperature Range 325A 75.7 72 - 78	i	Range CO ² 471	Range # Occupants MAX 700 > 2 Ambient
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected
Ceiling 2' X 4' Lay in	Yes	No	10 tiles
Walls Plaster / Block	No	No	
Floor 12" x 12" Vinyl	No	No	
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean Inside of Supply	Yes	HVAC Return Grills Clean Inside of Return
Room Surfaces Clean Yes Yes Yes	Duct Clean Ceiling at Supply Grills Clean	No	Duct Clean Yes
Trash Removed Yes Signs of Pests No	Exhaust Fans Working Drain Traps Wet	N/A	Unapproved Chemicals / Cleaners in Room
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners No in Room
Mechanical Equipment Location Ce	eiling mounted in 325		Mechanical Room Clean N/A
Filters Installed Properly Yes	Filters Clean	No	Inside of HVAC Unit Clean N/A
Condensate Pan Clean N/A	Cooling Coil Clean	N/A	
Fresh Air Intake Location N/ Pollutant Sources Near Air Intake	A	▼ ▼	Fresh Air Intake Free of Obstruction
Observations			
10 stained ceiling tiles due to roof le cleaning and filter changed by Scho	•	y grills need to be chan	ged by PPO - Return grill needs
Corrective Actions to be Completed			ns to be Completed by PPO
Clean HVAC return grills wit	h Wexcide	Evaluate an	d repair roof leaks ▼

Corrective Actions to be completed by Oile Basea	Otan
Clean HVAC return grills with Wexcide	▼
Remove and replace A/C filters	▼
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Evaluate and repair roof leaks	▼
Replace ceiling tiles at supply grills	▼
Replace stained ceiling tiles after roof repairs	▼
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