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October 19, 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

<u>For Custodial Supervisor Use Only</u>	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed
_____	
_____	

On October 8, 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 High

Evaluation Date October 8, 2012

Time of Day 1:30

Outdoor Conditions Temperature 87.0

Relative Humidity 67.9

Ambient CO2 477

Fish	Temperature	Range	Relative Humidity	Range	CO <sup>2</sup>	Range	# Occupants
155	69.6	72 - 78	59.5	30% - 60%	1257	MAX 700 > Ambient	12
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Walls		Floor			
No		Yes		Yes		4 tiles	
2' X 4' Lay in		Plaster		12" x 12" Vinyl			
No		No		No			
No		No		No			
Ceiling Clean	Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes		
Walls Clean	Yes	Inside of Supply Duct Clean	No	Inside of Return Duct Clean	Yes		
Flooring Clean	Yes	Ceiling at Supply Grills Clean	No				
Room Surfaces Clean	Yes						
Trash Removed	Yes	Exhaust Fans Working	No	Unapproved Chemicals / Cleaners in Room	No		
Signs of Pests	No	Drain Traps Wet	Yes	Air Fresheners in Room	No		
Room Cluttered	No	Food if Stored in Room is in Sealed Containers	N/A				
Mechanical Equipment Location						Mechanical Room Clean	
Filters Installed Properly		Filters Clean		Inside of HVAC Unit Clean			
Condensate Pan Clean		Cooling Coil Clean					
Fresh Air Intake Location						Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake							

**Observations**

Inside of both purge fan boxes have heavy condensation dripping on desks and students - Ceiling tiles around purge fans are wet and have microbial growth - need cuts by PPO - 4 ceiling tiles removed by PPO for HVAC repairs not replaced - Dirty ceiling tiles at supply grills need cuts by PPO

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

Replace dirty ceiling tiles near supply grills	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

**Corrective Actions to be Completed by PPO**

Repair cause of condensation in fan ducts	▼
Replace stained ceiling tiles at fan ducts	▼
Replace dirty ceiling tiles at HVAC supply grills	▼
Do not leave ceilings open after completing work	▼
Clean HVAC supply drops	▼
	▼
	▼
	▼

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<b>Fish</b>	<b>Temperature</b>	<b>Range</b>	<b>Relative Humidity</b>	<b>Range</b>	<b>CO<sup>2</sup></b>	<b>Range</b>	<b># Occupants</b>
<input type="text"/>	<input type="text"/>	72 - 78	<input type="text"/>	30% - 60%	<input type="text"/>	MAX 700 > Ambient	<input type="text"/>
<b>Noticeable Odor</b>	<input type="text"/>	<b>Visible water damage / staining?</b>	<input type="text"/>	<b>Visible microbial growth?</b>	<input type="text"/>	<b>Amount of material affected</b>	<input type="text"/>
Ceiling	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Walls	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Floor	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<b>Ceiling Clean</b>	<input type="text"/>	<b>HVAC Supply Grills Clean</b>	<input type="text"/>	<b>HVAC Return Grills Clean</b>	<input type="text"/>		
<b>Walls Clean</b>	<input type="text"/>	<b>Inside of Supply Duct Clean</b>	<input type="text"/>	<b>Inside of Return Duct Clean</b>	<input type="text"/>		
<b>Flooring Clean</b>	<input type="text"/>	<b>Ceiling at Supply Grills Clean</b>	<input type="text"/>				
<b>Room Surfaces Clean</b>	<input type="text"/>						
<b>Trash Removed</b>	<input type="text"/>	<b>Exhaust Fans Working</b>	<input type="text"/>	<b>Unapproved Chemicals / Cleaners in Room</b>	<input type="text"/>		
<b>Signs of Pests</b>	<input type="text"/>	<b>Drain Traps Wet</b>	<input type="text"/>	<b>Air Fresheners in Room</b>	<input type="text"/>		
<b>Room Cluttered</b>	<input type="text"/>	<b>Food if Stored in Room is in Sealed Containers</b>	<input type="text"/>				
<b>Mechanical Equipment Location</b>	<input type="text"/>				<b>Mechanical Room Clean</b>	<input type="text"/>	
<b>Filters Installed Properly</b>	<input type="text"/>	<b>Filters Clean</b>	<input type="text"/>	<b>Inside of HVAC Unit Clean</b>	<input type="text"/>		
<b>Condensate Pan Clean</b>	<input type="text"/>	<b>Cooling Coil Clean</b>	<input type="text"/>				
<b>Fresh Air Intake Location</b>	<input type="text"/>				<b>Fresh Air Intake Free of Obstruction</b>	<input type="text"/>	
<b>Pollutant Sources Near Air Intake</b>	<input type="text"/>						

**Observations**

**Custodial room 148F complaint of condensation on walls of room and walls outside of door to room - Door to room water damaged at base - walls in corridor outside of room water damaged.**

**Restrooms 255 & 256 continuous condensation and microbial growth on plaster walls and ceilings - PPO to repair cause of condensation (mostly on Monday mornings) - (fan interlock may have already been repaired) - clean and paint walls and ceilings with anti microbial paint.**

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

	▼
	▼
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	▼
	▼
	▼
	▼

**Corrective Actions to be Completed by PPO**

Repair cause of condensation in 148F	▼
Repair water damaged walls and door @ 148F	▼
Repair cause of water damage to corridor @ 148F	▼
	▼
Repair cause of condensation in 256	▼
Clean and paint walls and ceiling in 256	▼
Clean and paint walls and ceiling in 255	▼
See observations for additional info	▼