

Aston A. Henry, Supervisor Risk Management Department

managing risk with responsibility

Telephone:754 321-1900Fax:754 321-1917

June 4, 2012	Signature on File	For Custodial Supervisor Use Only
TO:	Deborah Owens, Principal Stranahan High School	Custodial Issues Addressed Custodial Issues Not Addressed
FROM:	Robert Krickovich, Coordinator I, LEA Facilities and Construction Management	
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On May 31, 2012, I conducted an assessment at **Stranahan 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 Assessi	ment		
Stranaha	an High Evaluation Dat	te May 31, 2012	Time of Day	3:50
Outdoor Conditions Temperature	e 79.7 Relative	e Humidity 72.0	Ambient CO2 5	02
Fish Temperature Range 118 71.2 72 - 78		Range CO % - 60% 790		ccupants 3
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsPlasterFloor12" x 12" Vinyl	No No	Yes No		
Ceiling Clean Yes Walls Clean Yes Flooring Clean Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes		
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Filters Installed Properly Yes	SH 120 Filters Clean	No	Mechanical Room Clean Inside of HVAC Unit Clean	Yes Yes
Condensate Pan Clean Yes	Cooling Coil Clean	Yes		
Bollutant Sources Near Air	ck wall of 120 ees	▼ ▼	Fresh Air Intake Free of Obstruction	Yes
Observations				
Visible microbial growth on ceiling a	it column over desk			

Corrective Actions to be Completed by Site Based Staff

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Evaluate, inspect and correct cause of	▼
visible microbial growth on ceiling	▼
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	IAQ Assess	ment		
Stra	nahan High Evaluation Dat	te May 31, 2012	Time of Day 8	3:50
Outdoor Conditions Tempera	ature 79.7 Relative	e Humidity 72.0	Ambient CO2 50	02
		Range CO ² % - 60% 806		cupants 3
Noticeable Odor N/A	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in Walls Plaster Floor 12" x 12" Vinyl	No No	No Yes No		
Ceiling CleanYesWalls CleanYesFlooring CleanYes	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Inside of Return Duct Clean	N/a N/A
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes		
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location Filters Installed Properly Yes Condensate Pan Clean Yes		No Yes	Mechanical Room Clean Inside of HVAC Unit Clean	Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake	Back wall of 120 Trees	▼	Fresh Air Intake Free of Obstruction	Yes
Observations Visible microbial growth on wall	around HVAC supply grill			

Corrective Actions to be Completed by Site Based Staff

Clean wall surfaces around HVAC supply grill	▼
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Set temperature to 72 - 78 degrees	▼
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	IAQ Assess	sment		
Stra	nahan High Evaluation Da	ate May 31, 2012	Time of Day 8	3:50
Outdoor Conditions Tempera	ature 79.7 Relativ	ve Humidity 72.0	Ambient CO2 50	02
	ngeRelative Humidity- 7852.430	Range CO ² 0% - 60% 820		2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsPlasterFloorCarpet	No No No	No No No		
Ceiling Clean Yes Walls Clean Yes Flooring Clean Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Inside of Return Duct Clean	N/a N/A
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes	Ductoican	
Trash Removed Yes	Exhaust Fans Working Drain Traps Wet	N/A N/A	Unapproved Chemicals / Cleaners in Room	No
Room Cluttered No	Food if Stored in Room is in Sealed Containers		Air Fresheners in Room	No
Mechanical Equipment Location	FISH 120		Mechanical Room Clean	Yes
Filters Installed ProperlyYesCondensate Pan CleanYes		No Yes	Inside of HVAC Unit Clean	Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake	Back wall of 120 Trees	▼	Fresh Air Intake Free of Obstruction	Yes
Observations				

Corrective Actions to be Completed by Site Based Staff

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	IAQ Assess	ment		
Stra	nahan High Evaluation Da	ate May 31, 2012	Time of Day 8	8:50
Outdoor Conditions Tempera	ature 79.7 Relativ	e Humidity 72.0	Ambient CO2 50)2
	nge Relative Humidity - 78 50.4 30	Range CO ² 0% - 60% 819		2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsPlasterFloorCarpet	No No No	No No		
Ceiling Clean Yes Walls Clean Yes Flooring Clean Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes	Ductorean	
Trash Removed Yes	Exhaust Fans Working Drain Traps Wet	N/A N/A	Unapproved Chemicals / Cleaners in Room	No
Room Cluttered No	Food if Stored in Room is in Sealed Containers		Air Fresheners in Room	No
Mechanical Equipment Location	FISH 120		Mechanical Room Clean	Yes
Filters Installed Properly Yes Condensate Pan Clean Yes		No Yes	Inside of HVAC Unit Clean	Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake	Back wall of 120 Trees	▼	Fresh Air Intake Free of Obstruction	Yes
Observations				

Corrective Actions to be Completed by Site Based Staff

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IAQ Assessment						
Stra	anahan High Evaluation Da	May 31, 2012	Time of Day	3:50		
Outdoor Conditions Tempera	ature 79.7 Relative	e Humidity 72.0	Ambient CO2 50	02		
		Range CO ² 0% - 60% 829		2		
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected			
Ceiling 2' X 4' Lay in Walls Plaster Floor Carpet	No No	No No				
	No	No				
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes		
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes		
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes				
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No		
Signs of Pests No Room Cluttered No	Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No		
Mechanical Equipment Location	FISH 120		Mechanical Room Clean	Yes		
Filters Installed Properly Yes	5 Filters Clean	Νο	Inside of HVAC Unit Clean	Yes		
Condensate Pan Clean Yes	Cooling Coil Clean	Yes				
Fresh Air Intake Location	Back wall of 120	▼	Fresh Air Intake Free of Obstruction	Yes		
Pollutant Sources Near Air Intake	Trees	▼	UI UDSITUCIION			
Observations						

Corrective Actions to be Completed by Site Based Staff

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Set temperature to 72 - 78 degrees	▼
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