

Aston A. Henry, Supervisor Risk Management Department

managing risk with responsibility

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February 2, 2	2013 Signature on File	For Custodial Supervisor Use Only
TO:	Dr. Phyllis Schiffer-Simon, Director BECON	Custodial Issues Addressed Custodial Issues Not Addressed
FROM:	Richard Rosa, Project Manager Facilities Design and Construction	
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On February 6, 2013, I conducted an assessment at **BECON**. 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: 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

RR/tc Enc.

IAQ Assessment								
BECON Administration Evalu	uation Date February 6, 2013 Time of Day 1:30							
Outdoor Conditions Temperature 78.9 Relative Humidity 66.3 Ambient CO2 421								
FishTemperatureRangeRelative Hum12765.872 - 7857.8	hidity Range CO ² Range # Occupants 30% - 60% 532 MAX 700 > Ambient							
Noticeable OdorNoVisible water data staining?Ceilingopen ceilingNoWallsCurtains/woodNoFloorRugs/concreteNo								
Ceiling CleanYesHVAC Su Grills CleWalls CleanYesInside ofFlooring CleanYesDuct CleatRoom SurfacesYesCeiling at Grills Clean	Yes Grills Clean Yes Supply an Yes Inside of Return Duct Clean Yes t Supply Yes							
Trash RemovedYesExhaust Fans NSigns of PestsNoDrain TrRoom ClutteredNoFood if Stored in in Sealed Contair	Cleaners in Room No raps Wet N/A Air Fresheners No in Room in Room							
Mechanical Equipment Location Above Ceiling in F-12 Filters Installed Properly N/A Filter Condensate Pan Clean N/A Cooling Co	rs Clean N/A Inside of HVAC Unit Clean N/A							
Fresh Air Intake LocationNot accessiblePollutant Sources Near Air IntakeNot Accessible	▼ Fresh Air Intake Free of Obstruction N/A							
	ehumidifiers were installed combined with very low ssment. Repair the HVAC system and monitor F-127 during s, the HFSP has my business card to call me and discuss.							
Corrective Actions to be Completed by Site Based Sta	aff Corrective Actions to be Completed by PPO ▼ Set temperature to 72 - 78 degrees ▼ ▼ Repair HVAC to reduce humidity level ▼ ▼ ▼ ▼							

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Set temperature to 72 - 78 degrees	▼
Repair HVAC to reduce humidity level	▼
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