

SUBJECT:

managing risk with responsibility

Aston A. Henry, Director			Telephone: 754 321-1900			
Risk Management Department			Fax:	754 321-1917		
September 16, 2013		Signature on File	For Custodial S	For Custodial Supervisor Use Only		
TO:	Colleen Stearn, Pri Cross Creek Schoo	1	Custodial Issues Addressed Custodial Issues Not Addressed			
FROM:	Robert Krickovich, Risk Management	Coordinator I, LEA Department	Custodiai iss	acs 1401 / Ruaresseu		

On September 10, 2013, I conducted an assessment at **Cross Creek School**. Attached are findings and recommendations for further assessment, remediation, or corrective actions needed.

Indoor Air Quality (IAQ) Assessment

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, Task Assigned Chief Facilities & Construction Officer, Facilities & Construction Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division Roy Norton, Manager, Custodial/Grounds, Physical Plant Operations Division Aston Henry, Director, Risk Management Sonja Coley, Senior Project Manager, Facilities & Construction Broward Teachers Union Federation of Public Employees

RK/tc Enc.

IAQ Assessment

Cross Creek School Ev	aluation Da	September	er 10, 2013	Time of Day	3:00				
Outdoor Conditions Temperature 91.4	Relativ	e Humidity	65.0	Ambient CO2	507				
FishTemperatureRangeRelative Hu150NSUB72.872 - 7846.8	i	Range)% - 60%	CO ² 487	Range # MAX 700 > Ambient	Occupants 2				
Noticeable Odor Yes Visible water of staining		Visible mi growt		Amount of material affected					
Ceiling Homasote Yes		No		2 sq ft					
Walls Homasote Yes		No		215Sq Ft					
Floor 12" x 12" Vinyl No		No							
Ceiling Clean Yes HVAC S Grills C Walls Clean Yes		Yes		HVAC Return Grills Clean	Yes				
Flooring Clean Yes Duct Cl	of Supply lean	N/A		Inside of Return Duct Clean	N/A				
Room Surfaces Yes Ceiling Clean Grills C	at Supply Clean	Yes							
Trash Removed Yes Exhaust Fan		N/A		Unapproved Chemicals Cleaners in Room	No No				
Signs of Pests No Drain Room Cluttered N/A Food if Stored in Sealed Conta		N/A		Air Fresheners in Room	No				
Mechanical Equipment Location Wall Mounted Unit				Mechanical Room Clear	n N/A				
Filters Installed Properly N/A Filter		N/A	1	nside of HVAC Unit Clea	n N/A				
Condensate Pan Clean N/A Cooling Coil Clean N/A									
Fresh Air Intake Location Outside of Unit			▼	Fresh Air Intake Free	Yes				
Pollutant Sources Near Air Intake	None ▼		▼	of Obstruction					
Observations									
Portable 150 NSUB - Strong musty odor - wall wet under SW windows - Wall wet under northern most veriling panels bowed/sagging - Exterior siding on ea Window frames on east side water damaged/rotted -	window or ast side w	n east side - W et and water d	Vall wet un Iamaged p	der NW center window ulled away from buildi	/ - AII				
Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO									
	▼	Physical F		ations to evaluate port	able ▼				
	+ +		and repai	r as appropriate	▼				
	▼				▼				
	▼				▼				
	▼				- ▼				
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