

RISK MANAGEMENT...

managing risk with responsibility

Aston A. Henry, Supervisor
Risk Management Department

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September 14, 2012

Signature on File

TO: Vincent Alessi, Principal
Cypress Run Education Center

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 September 10, 2012, I conducted an assessment at **Cypress Run Education Center**. 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

Cypress Run Education Center

Evaluation Date September 10, 2012

Time of Day 1:00

Outdoor Conditions Temperature 81.6 Relative Humidity 79.3 Ambient CO2 463

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
Various		72 - 78		30% - 60%		MAX 700 > Ambient	
Noticeable Odor		Visible water damage / staining?	Visible microbial growth?	Amount of material affected			
Ceiling							
Walls							
Floor							
Ceiling Clean		HVAC Supply Grills Clean		HVAC Return Grills Clean			
Walls Clean		Inside of Supply Duct Clean		Inside of Return Duct Clean			
Flooring Clean		Ceiling at Supply Grills Clean					
Room Surfaces Clean							
Trash Removed		Exhaust Fans Working		Unapproved Chemicals / Cleaners in Room			
Signs of Pests		Drain Traps Wet		Air Fresheners in Room			
Room Cluttered		Food if Stored in Room is in Sealed Containers					
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

Classroom and gang restrooms have visible microbial on ceilings around exhaust fans - PPO to check for proper operation of exhaust fans, make sure dampers are operating properly, make sure building is not in negative pressure after HVAC shuts down - after fans are repaired sand and paint restroom ceilings with anti-microbial paint.

FISH 127A&B, 128 A&B, 132, 209B, 211 A&B, 213 A&B, 215A (all restrooms)

Corrective Actions to be Completed by Site Based Staff

	▼
	▼
	▼
	▼
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	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of stained ceiling tiles	▼
Evaluate exhaust fans and HVAC for proper operation - see observations for details	▼
Sand and paint ceilings as identified in observations after repairs are complete	▼
	▼
	▼
	▼