

Aston A. Henry, Director
Risk Management Department

Telephone: 754 321-1900
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October 8, 2013

Signature on File

TO: Vincent Alessi, Principal
Cypress Run Education Center

FROM: Robert Krickovich, Coordinator I, LEA
Risk Management Department

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 2, 2013, 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: 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

Cypress Run Education Center

Evaluation Date October 2, 2013

Time of Day 2:40

Outdoor Conditions Temperature 82.9

Relative Humidity 71.1

Ambient CO2 477

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
146	75.9	72 - 78	74.1	30% - 60%	508	MAX 700 > Ambient	3
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
Ceiling		Ceiling		Ceiling		Ceiling	
Walls		Walls		Walls		Walls	
Floor		Floor		Floor		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		Filters Installed Properly		Filters Clean		Mechanical Room Clean	
Condensate Pan Clean		Cooling Coil Clean				Inside of HVAC Unit Clean	
Fresh Air Intake Location		Pollutant Sources Near Air Intake				Fresh Air Intake Free of Obstruction	

Observations

Microbial growth on ceiling around supply grills - Elevated humidity in rooms - PPO to check exhaust fan dampers and interlocks, and repair HVAC to reduce humidity

Corrective Actions to be Completed by Site Based Staff

Clean ceilings around HVAC supply grills	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Evaluate and repair exhaust fans	▼
Evaluate controls	▼
	▼
	▼
	▼
	▼
	▼

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