

managing risk with responsibility

	ement Department		Fax:	754 321-1900 754 321-1917	
September 1	0, 2013	Signature on File	For Custodial Supervisor Use Only		
TO:	Scott Neely, Principal Cypress Bay High School		Custodial Issues Addressed Custodial Issues Not Addressed		
FROM:	Richard Rosa, Project Manager Risk Management Department				
SUBJECT:	Indoor Air Qual	ity (IAQ) Assessment	-		

On August 26, 2013, I conducted an assessment at **Cypress Bay High School**. Attached are findings and recommendations for further assessment, remediation, or corrective actions needed.

The IAQ Assessment did not identify any existing conditions significantly impacting IAQ or presenting immediate health and safety concerns 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 allergens and / or conditions noted 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 any item/s identified and noted 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

RR/tc Enc.

IAQ Assessment

Cypress Bay High Ev	August 26, 2013 Time of Day 1:15 p.m.					
Outdoor Conditions Temperature 86.0	Relative Humidity 71.3 Ambient CO2 458					
Fish Temperature Range Relative Hu 301 72.8 72 - 78 57.4						
Noticeable Odor No Visible water of staining Ceiling 2' x 4' No						
Ceiling 2' x 4' No Walls Drywall No Floor Carpet No	No No					
Ceiling Clean Yes HVAC S Grills C	Supply Yes HVAC Return Grills Clean Yes					
Flooring Clean Yes Duct Cl	og at Supply					
Clean Grills C	Clean					
Trash Removed Yes Exhaust Fan Signs of Pests No Drain	ns Working N/A Unapproved Chemicals / Cleaners in Room No n Traps Wet N/A Air Fresheners No					
Room Cluttered No Food if Stored in Sealed Conta	d in Room is in Room					
Mechanical Equipment Location FISH 407 Filters Installed Properly No Filt	Mechanical Room Clean Yes ilters Clean Yes Inside of HVAC Unit Clean Yes					
Condensate Pan Clean Yes Cooling Coil Clean Yes						
Fresh Air Intake Location Pollutant Sources Near Air Intake Roof top No	▼ Fresh Air Intake Free of Obstruction Yes					
Observations						
F-301 is the media center The ceiling height is approximately 25' One of the filters in the back air handler unit is comp filter.	npressed allowing air to bypass the filters. Recommend to replace					
Chilled water supply temperature is 46 degrees and the return is 53 degrees - both good						
Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO						
Replace damaged A/C filter	▼ ▼					
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