

managing risk with responsibility

Aston A. Henry, Director
Risk Management Department

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August 22, 2	013 Signature on File	For Custodial Supervisor Use Only
TO:	Shernette Davis, Principal William Dandy Middle School	Custodial Issues Addressed Custodial Issues Not Addressed
FROM:	Robert Krickovich, Coordinator I, LEA Risk Management Department	
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On August 16, 2013, I conducted an assessment at **William Dandy Middle 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

RK/tc Enc.

	IAQ Assessr	ment	
Dandy, Willi	am Middle Evaluation Dat	e August 16, 2013	Time of Day 1:45
Outdoor Conditions Temperat	ure 91.2 Relative	e Humidity 63.3	Ambient CO2 451
FishTemperatureRan60673.972 -		Range CO ² % - 60% 626	
Noticeable Odor No Ceiling 2' X 2' Lay in	Visible water damage / staining? No	Visible microbial growth?	Amount of material affected
Walls Plaster Floor 12" x 12" Vinyl	No	No	
Ceiling Clean Yes Walls Clean Yes Flooring Clean Yes	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Yes Inside of Return Duct Clean Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes	
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A N/A	Unapproved Chemicals / Cleaners in Room
Mechanical Equipment Location Filters Installed Properly Yes Condensate Pan Clean Yes	FISH 605 Filters Clean Cooling Coil Clean	No Yes	Mechanical Room Clean Yes Inside of HVAC Unit Clean Yes
Pollutant Sources Near Air	Outside of Room None	▼ ▼	Fresh Air Intake Free Yes Yes
Observations Complaint of microbial growth on assessment		-	d staff - none found at time of
One inch air filters last changed in	n April - filters have heavy dus	st build up	

Corrective Actions to be Completed by Site Based Staff

Change 1" filters monthly per District schedule	▼
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Corrective Actions to be Completed by PPO

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	IAQ	Assessment			
Dano	dy, William Middle Eva	aluation Date Augus	st 16, 2013	Time of Day	1:45
Outdoor Conditions Te	mperature 91.2	Relative Humidity	63.3	Ambient CO2	51
FishTemperature71774.6	Range Relative Hu 72 - 78 55.8	midity Range 30% - 60%	CO ² 481	Range # O MAX 700 > [Ambient	ccupants 2
Noticeable OdorNoticeableCeiling2' X 2' Lay inWallsPlasterFloor12" x 12" Viny	staining No Yes	gro	microbial wth? No C	Amount of material affected Where sink was remo	oved
Ceiling CleanNoWalls CleanNoFlooring CleanYesRoom SurfacesNoCleanYes	Duct Cl	Iean No of Supply ean Yes at Supply		HVAC Return Grills Clean Inside of Return Duct Clean	Yes
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Drain ⁻ Food if Stored i in Sealed Conta	Traps Wet N/A		Inapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Loc Filters Installed Properly Condensate Pan Clean		ers Clean No Coil Clean Yes		lechanical Room Clean ide of HVAC Unit Clean	Yes Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake	Outside of Room		▼	Fresh Air Intake Free of Obstruction	Yes
Observations					
Complaint of microbial gro assessment - Ceiling dust HVAC supply grills - wall w One inch air filters last cha	ty - walls dusty - dust build vater damaged where sink	l up on ceilings at su was removed (left wa	pply grills - sur all center) -		
Corrective Actions to be C	Completed by Site Based S	Staff Corr	ective Actions	to be Completed by P	PO
	hly per District schedule	▼			
	ean all surfaces	▼			•
	m wall surfaces	V			•

Change 1" filters monthly per District schedule	▼
Thoroughly clean all surfaces	▼
Clean dust from wall surfaces	▼
Clean ceilings around HVAC supply grills	▼
Clean HVAC supply grills with Wexcide	▼
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