

SUBJECT:

managing risk with responsibility

Aston A. Henry, Director Risk Management Department		Telephone: Fax:	754 321-1900 754 321-1917
July 15, 2013	Signature on File	For Custodial S	upervisor Use Only
TO:	Dr. Ryan Reardon, Principal Lauderhill 6-12 School		ues Addressed ues Not Addressed
FROM:	Robert Krickovich, Coordinator I, LEA Risk Management Department		

On July 8, 2013, I conducted an assessment at **Lauderhill 6-12 School**. Attached are findings and recommendations for further assessment, remediation, or corrective actions needed.

Indoor Air Quality (IAQ) Assessment

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 Assessment						
Lauc	derhill 6-12 Evaluation Dat	te July 8, 2013	Time of Day	2:00		
Outdoor Conditions Temperat	ture 90.3 Relative	e Humidity 58.2	Ambient CO2 4	88		
FishTemperatureRar16272.372 -		Range CO ² % - 60% 614	Range # Oc MAX 700 > Ambient	ccupants 1		
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected			
Ceiling 2' X 4' Lay in	No	No				
Walls Drywall	No	No				
Floor 12" x 12" Vinyl	No	No				
Ceiling Clean Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes		
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes		
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes				
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No		
Signs of Pests No Room Cluttered No	Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No		
Mechanical Equipment Location	FISH 202		Mechanical Room Clean	Yes		
Filters Installed Properly Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes		
Condensate Pan Clean Yes	Cooling Coil Clean	Yes				
Fresh Air Intake Location	Roof Top	▼	Fresh Air Intake Free	Yes		
Pollutant Sources Near Air Intake	No	▼	of Obstruction			
Observations						
No issues identified at the time of	f the assessment					

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	IAQ Assess	ment		
L	Lauderhill 6-12 Evaluation Da	ate July 8, 2013	Time of Day 2	2:00
Outdoor Conditions Tempe	erature 90.3 Relativ	e Humidity 58.2	Ambient CO2 48	88
	RangeRelative Humidity72 - 785730	Range CO ² 0% - 60% 529	Range # Oc MAX 700 > Ambient	cupants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in		No		
Walls Drywall		No		
Floor 12" x 12" Vinyl	No	No		
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	Yes
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes		
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No	Drain Traps Wet	N/A	Air Fresheners	No
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	in Room	
Mechanical Equipment Locatio	n FISH 202		Mechanical Room Clean	Yes
Filters Installed Properly	Yes Filters Clean	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean	Cooling Coil Clean	Yes		
Fresh Air Intake Location	Roof Top	▼	Fresh Air Intake Free	Yes
Pollutant Sources Near Air Intake	No	▼	of Obstruction	
Observations				
1 missing ceiling tile. Dust bu	ild up on HVAC supply grills.			

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	IAQ Assessi	ment		
Laud	erhill 6-12 Evaluation Dat	te July 8, 2013	Time of Day	2:00
Outdoor Conditions Temperat	ure 90.3 Relative	e Humidity 58.2	Ambient CO2 4	88
Fish Temperature Ran 166 72.8 72 -		Range CO ² % - 60% 530	Range # Oc MAX 700 > Ambient	ccupants
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in	No	No		
Walls Drywall 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 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 Yes N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
	FISH 202		Mechanical Room Clean	Yes
Filters Installed Properly Yes Condensate Pan Clean Yes	Filters Clean Cooling Coil Clean	Yes Yes	Inside of HVAC Unit Clean	Yes
Pollutant Sources Near Air	Roof Top No	▼ ▼	Fresh Air Intake Free of Obstruction	Yes
Observations				
No issues identified at the time of	the assessment			

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	1/	AQ Assessme	ent		
L	auderhill 6-12	Evaluation Date	July 8, 2013	Time of Day 2	2:00
Outdoor Conditions Tempe	erature 90.3	Relative H	lumidity 58.2	Ambient CO2 4	88
	RangeRelative72 - 7854		ange <u>CO</u> ² - 60% 599		ccupants 1
Noticeable Odor No	Visible wate		Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in	No	,	No		
Walls Drywall	No	,	No		
Floor 12" x 12" Vinyl	No		No		
Ceiling Clean Yes Walls Clean Yes		C Supply s Clean	Yes	HVAC Return Grills Clean	Yes
Flooring Clean Yes		le of Supply Clean	Yes	Inside of Return Duct Clean	Yes
Room Surfaces Yes Clean		ng at Supply s Clean	Yes		
Trash Removed Yes		ans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Room Cluttered No		ed in Room is	N/A	Air Fresheners in Room	No
Mechanical Equipment Location	n FISH 202			Mechanical Room Clean	Yes
Filters Installed Properly	es F	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Yo	es Coolin	g Coil Clean	Yes		
Fresh Air Intake Location	Roof Top		▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No		▼		
Observations					
No issues identified at the time	e of the assessment				

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	I	AQ Assessm	ent		
	Lauderhill 6-12	Evaluation Date	July 8, 2013	Time of Day	2:00
Outdoor Conditions Temp	perature 90.3	Relative	Humidity 58.2	Ambient CO2 4	88
FishTemperature17073.5	J		ange CO ² - 60% 600		ccupants 1
Noticeable Odor No		ter damage / ning?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in	N	0	No		
Walls Drywall	N	0	No		
Floor 12" x 12" Vinyl		0	No		
Ceiling Clean Yes		AC Supply Is Clean	Yes	HVAC Return Grills Clean	Yes
Flooring Clean Yes		de of Supply et Clean	Yes	Inside of Return Duct Clean	Yes
Room Surfaces Yes Clean		ling at Supply Is Clean	Yes		
Trash Removed Yes Signs of Pests No		Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No Room Cluttered No		ain Traps Wet red in Room is ontainers	N/A N/A	Air Fresheners in Room	No
Mechanical Equipment Locati	on FISH 202			Mechanical Room Clean	Yes
Filters Installed Properly	Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean	Yes Coolin	ng Coil Clean	Yes		
Fresh Air Intake Location	Roof Top		▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	Νο		▼		
Observations					
No issues identified at the tir	ne of the assessmen	t			

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	IAQ Assess	ment		
L	_auderhill 6-12 Evaluation Dat	te July 8, 2013	Time of Day	2:00
Outdoor Conditions Temp	erature 90.3 Relative	e Humidity 58.2	Ambient CO2 4	88
		Range CO ² % - 60% 570	Range # Oc MAX 700 > Ambient	ccupants 1
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in	No	No		
Walls Drywall	No	No		
Floor 12" x 12" Vinyl	No	No		
Ceiling Clean Yes Walls Clean Yes	HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes		
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No	Drain Traps Wet	N/A	Air Fresheners	No
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	in Room	
Mechanical Equipment Locatio	on FISH 202		Mechanical Room Clean	Yes
Filters Installed Properly	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes
Condensate Pan Clean Y	Cooling Coil Clean	Yes		
Fresh Air Intake Location	Roof Top	▼	Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	Νο	▼		
Observations				
No issues identified at the tim	e of the assessment. Shared roo	om with 167.		

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