

Jeffrey S. Moquin, Director
Risk Management Department

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March 17, 2008

Signature on File

TO: Mr. Washington Collado,, Principal
Lyons Creek Middle School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
FISH 411 and 415

<u>For Custodial Supervisor Use Only</u>	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed

On February 28, 2008 I conducted an assessment of FISH 411 and 415 at **Lyons Creek Middle School**. This evaluation included observations of the flooring system, ceiling tiles, false ceiling plenum, environmental surfaces, interior and exterior walls, and the accessible ventilation equipment. Additionally, environmental parameter measurements were taken to include temperature, relative humidity, and carbon dioxide. The detailed findings, along with the recommended corrective action can be found on the attached IAQ Assessment Worksheets.

Generally, the IAQ Assessment did not identify any existing conditions significantly impacting IAQ and thereby 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 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. Within two weeks a representative from the Custodial/Grounds Department will conduct a follow-up visit to ensure that all 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 me at 754-321-3200.

cc: Dr. Joanne Harrison, Area Superintendent
Sharon Airaghi, Area Director
Jeffrey S. Moquin, Director, Risk Management
Marshall Washington, Project Manager, Facilities and Construction Management
Lynn Cavall, Broward Teachers Union
Roy Jarrett, Federation of Public Employees
Mark Dorsett, Manager 1, Physical Plant Operations Division, Zone 1
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

ES/tc
Enc.

IAQ Assessment

Lyons Creek Middle School

Location Number
 Evaluation Requested
 Evaluation Date

Time of Day

Outdoor Conditions Temperature Relative Humidity Ambient CO2

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
<input type="text" value="411"/>	<input type="text" value="72"/>	<input type="text" value="72 - 78"/>	<input type="text" value="50.9"/>	<input type="text" value="30% - 60%"/>	<input type="text" value="1669"/>	<input type="text" value="Max 700 > Ambient"/>	<input type="text" value="30"/>
Noticeable Odor	<input type="text" value="No"/>		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	<input type="text" value="2 x 4 Lay In"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		
Wall Type	<input type="text" value="Drywall/Plaster"/>		<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text" value="None"/>		
Flooring	<input type="text" value="12 x 12 Vinyl"/>		<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="@ 3 square feet"/>		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Walls	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Flooring	<input type="text" value="No"/>	<input type="text" value="Yes"/>	<input type="text" value="Yes"/>	<input type="text" value="Clean as appropriate"/>
HVAC Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
HVAC Return Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Ceiling at Supply Grills	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>
Surfaces in Room	<input type="text" value="Yes"/>	<input type="text" value="No"/>	<input type="text" value="No"/>	<input type="text"/>

Observations

Findings:
 - Visible water damage on floor - @ 3 square feet by A/C unit - work order was generated by site to address leak from A/C unit

Recommendations:

Site Based Maintenance:

- Wipe down and clean floor and use fans to dry area
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

Note - Physical Plant Operations checked FISH 411 and 415 on 3/17/08 and condensate lines for A/C were cleaned the week of 3/10/08. No signs of stained tiles or water intrusion.

IAQ Assessment

Lyons Creek Middle School

Location Number 3101
 Evaluation Requested February 26, 2008
 Evaluation Date February 28, 2008

Time of Day 10:15 am

Outdoor Conditions Temperature 60.9 Relative Humidity 41 Ambient CO2 427

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
415	73.1	72 - 78	42.6	30% - 60%	1058	Max 700 > Ambient	2
Noticeable Odor	No		Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling Type	2 x 4 Lay In		No	No	None		
Wall Type	Drywall/Plaster		No	No	None		
Flooring	12 x 12 Vinyl		Yes	No	@ 3 square feet		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	Yes	No	No	
Flooring	No	Yes	Yes	Clean as appropriate
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	Yes	No	No	

Observations

Findings:
 - Visible water damage on floor - @ 3 square feet by A/C unit - work order was generated by site to address leak from A/C unit

Recommendations:

Site Based Maintenance:
 - Wipe down and clean floor and use fans to dry area
 - Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

Note - Physical Plant Operations checked FISH 411 and 415 on 3/17/08 and condensate lines for A/C were cleaned the week of 3/10/08. No signs of stained tiles or water intrusion.