

managing risk with responsibility

Aston A. Henry, Supervisor Risk Management Department Telephone: 754 321-1900 Fax: 754 321-1917

April 24, 2012

Signature on File

TO: Dr. Ted Toomer, Principal

Lyons Creek Middle School

FROM: Robert Krickovich, Coordinator I, LEA

Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only		
	Custodial Issues Addressed	
	Custodial Issues Not Addressed	

On April 17, 2012, I conducted an assessment at **Lyons Creek Middle School**. 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: Area Superintendent

Area Directors

Shelley Meloni, Executive Director, Facilities and Construction Management Mark Dorsett, Acting Director, Physical Plant Operations Division, Maintenance Sonja Coley, Project Manager III, Facilities and Construction Management Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division Aston Henry, Supervisor, Risk Management Broward Teachers Union

Federation of Public Employees

RK/tc Enc.

IAQ Assessment

Lyons Creek Middle Eva	aluation Date April 17, 2012 Time of Day 12:00
Outdoor Conditions Temperature 81.5	Relative Humidity 44.7 Ambient CO2 461
Fish Temperature Range Relative Hun 263 72.2 72 - 78 50.2	midity Range CO ² Range # Occupants 30% - 60% 677 MAX 700 > 2 Ambient
Noticeable Odor Yes Visible water da	
Ceiling 2' X 4' Lay in No Walls Drywall No Floor 12" x 12" Vinyl No	No No
Flooring Clean Yes Duct Cle	dean Yes Grills Clean Yes of Supply ean Unside of Return Duct Clean at Supply Yes
Trash Removed Yes Exhaust Fans	S Working N/A Unapproved Chemicals / Cleaners in Room Traps Wet No Air Fresheners No in Room is IN/A
Mechanical Equipment Location FISH 266 Filters Installed Properly Yes Filte Condensate Pan Clean Yes Cooling Co	Mechanical Room Clean Yes ers Clean No Inside of HVAC Unit Clean Yes Coil Clean Yes
Fresh Air Intake Location Pollutant Sources Near Air Intake	▼ Fresh Air Intake Free of Obstruction
Observations	
shower trap dry - (odor most likely from dry drain trap	om - 10 sinks - 9 of the drain traps are bone dry, eye wash / ups) - Removed panels from cabinets on both walls no sign of Checked 3 AHU's in room 266 all clean - AHU 1-21 is holding r amount of slime residue.
Corrective Actions to be Completed by Site Based St	Staff Corrective Actions to be Completed by PPO
Pour 1 quart of water in ALL drains at least monthly	
	▼ Repair unit to allow condensate to drain ▼
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