

## managing risk with responsibility

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July 12, 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 July 10, 2012, I conducted an assessment at Lyons Creek Middle School. Attached are findings and recommendations for further assessment, remediation, or corrective actions, if 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: Directors, School Performance & Accountability
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 Ev	aluation Date	July 10, 2012	Time of Day	1:45				
Outdoor Conditions Tempe	rature 92.4	Relative Hum	idity 62.2	Ambient CO2	483				
	Relative Hu 2 - 78 46.2	i	E1		# Occupants				
Noticeable Odor Yes	Visible water of staining	uamage /	sible microbial growth?	Amount of material affected	ed				
Ceiling 2' X 4' Lay in  Walls Drywall	No No		No No						
Floor 12" x 12" Vinyl	No		No						
Ceiling Clean Yes	HVAC S Grills C		s	HVAC Return Grills Clean	Yes				
Walls Clean Yes Flooring Clean Yes	Inside Duct C	of Supply lean	s	Inside of Retur Duct Clean	n Yes				
Room Surfaces Yes Clean	Ceiling Grills C	at Supply Clean	s						
Trash Removed Yes	Exhaust Fan	_	=	Unapproved Chemica Cleaners in Room	ls / No				
Signs of Pests No  Room Cluttered No	Drain Food if Stored in Sealed Cont	- I KI/	<u> </u>	Air Fresheners in Room	No				
Mechanical Equipment Location	FISH 266			Mechanical Room Cle	an Yes				
Filters Installed Properly Ye	÷S Filf	ters Clean Ye	s	Inside of HVAC Unit Cle	ean Yes				
Condensate Pan Clean Ye	s Cooling	Coil Clean Ye	s						
Fresh Air Intake Location  Pollutant Sources Near Air Intake			<b>V</b>	Fresh Air Intake Front of Obstruction	ee				
Observations									
Minor odor in room - Science room 10 sinks - Eye wash and dousing shower - sewer drain traps are dry (odor most likely from sewer gas due to dry drain traps)									
Room 314 water damaged wall at exit door 2 square feet - holes in caulk between wall panels on exterior of building - School to call in work order to repair water damaged wall in 314									
Corrective Actions to be Completed by Site Based Staff  Corrective Actions to be Completed by PPO									
Pour 1 quart of water in all drain traps at least ▼ once a month ▼ ▼									
		▼			▼				
Call in work order to repair in room 3	▼			▼ ▼					
		▼			▼				
		▼ ▼			▼				

## **IAQ Assessment**

Lyons Creek	Middle Evaluation E	July 10, 2012	Time of Day	1:45				
Outdoor Conditions Temperature	e 92.4 Relati	ve Humidity 62.2	Ambient CO2 4	83				
Fish         Temperature         Range           265         76.6         72 - 78		Range Co 30% - 60% 50		ccupants 2				
Noticeable Odor Yes	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		Unapproved Chemicals / Cleaners in Room	No				
Signs of Pests No  Room Cluttered No	Drain Traps We Food if Stored in Room i in Sealed Containers		Air Fresheners in Room	No				
Mechanical Equipment Location FIS	SH 266		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		▼	Fresh Air Intake Free of Obstruction					
Pollutant Sources Near Air Intake		▼						
Observations								
Minor odor in room - Science room likely from sewer gas due to dry dra		dousing shower - sewe	er drain traps are dry (odor	most				
Room 314 water damaged wall at ex School to call in work order to repai			all panels on exterior of bu	ilding -				
Corrective Actions to be Completed by Site Based Staff  Corrective Actions to be Completed by PPO								
Pour 1 quart of water in all drain								
once a month	▼			<b>▼</b>				
Call in work order to repair water								
in room 314	▼							
	▼			<b>▼</b>				
	▼			<u>,</u>				