

Aston A. Henry, Director
Risk Management Department

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May 4, 2015 **Signature on File**

TO: Horace Hamm, Principal
 Lyon Creek Middle

FROM: Daniel Meyer, Project Manager
 Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed
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On April 29, 2015, 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 754-321-1900.

cc: Shelley Meloni, Executive Director, 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

DM/jj
Enc.

IAQ Assessment

Lyons Creek Middle

Evaluation Date April 29, 2015

Time of Day 10:30 AM

Outdoor Conditions Temperature 78.2 Relative Humidity 84.7 Ambient CO2 412

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
415	70.0	72 - 78	75.5	30% - 60%	1010	MAX 700 > Ambient	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	HVAC Supply Grills Clean		No	HVAC Return Grills Clean		No
Walls Clean	Yes	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean		Yes
Flooring Clean	Yes	Ceiling at Supply Grills Clean		No			
Room Surfaces Clean	No						
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 in Room		No
Room Cluttered	No	Food if Stored in Room is in Sealed Containers		N/A			
Mechanical Equipment Location	Bard like HVAC system in classroom					Mechanical Room Clean	Yes
Filters Installed Properly	Yes	Filters Clean		Yes	Inside of HVAC Unit Clean		Yes
Condensate Pan Clean	Yes	Cooling Coil Clean		No			
Fresh Air Intake Location	Behind Bard unit/Exterior wall ▼					Fresh Air Intake Free of Obstruction	Yes
Pollutant Sources Near Air Intake	No ▼						

Observations

Both supply and return grills need to be wiped clean with wexcide. Elevated surfaces need to be cleaned. Ceiling tiles and lights around the supply grills need to be cleaned. Drywall in AHU closet is wet and needs to be replaced. Strong odor from closet - wet drywall. A/C coil needs to be cleaned

Corrective Actions to be Completed by Site Based Staff

Clean Supply & Return Grills with Wexcide	▼
Thoroughly clean elevated surfaces	▼
Clean dust from ceiling tiles or replace	▼
Clean dust from lights around supply grills	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate cause of water damaged drywall	▼
Replace drywall in AHU Closet	▼
Clean the HVAC coil	▼
	▼
	▼
	▼
	▼