

managing risk with responsibility

Aston A. Henry, Director Risk Management Department		Telephone: 754 321-1900 Fax: 754 321-1917		
July 10, 2013	Signature on File	For Custodial Supervisor Use Only		
TO:	Christine Recchi, Principal Ramblewood Middle School	Custodial Issues Addressed Custodial Issues Not Addressed		
FROM:	Robert Krickovich, Coordinator I, LEA Risk Management Department			
SUBJECT:	Indoor Air Quality (IAQ) Assessment			

On June 4, 2013, I conducted an assessment at **Ramblewood 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: 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

Ramblewood Middle Eva	luation Date	lune 4, 2013	Time of Day	11:00			
Outdoor Conditions Temperature 81.1	Relative Humid	ity 93.8	Ambient CO2	536			
Fish Temperature Range Relative Hun 135A 74.3 72 - 78 55.2	nidity Range 30% - 60%	CO ² 1426	Range # MAX 700 > Ambient	Occupants 36			
Noticeable Odor No Visible water da staining?	illiage /	ole microbial growth?	Amount of material affected				
Ceiling 2' X 4' Lay in No		No					
Walls Plaster Yes		No	6 sq ft				
Floor 12" x 12" Vinyl No		No					
Ceiling Clean Yes HVAC Su Grills Cle]	HVAC Return Grills Clean	Yes			
Flooring Clean Yes Duct Cle]	Inside of Return Duct Clean	Yes			
Room Surfaces Yes Ceiling a Clean Grills Cle	t Supply ean Yes]					
Trash Removed Yes Exhaust Fans		-	Unapproved Chemicals Cleaners in Room	No No			
Signs of Pests No Drain T	raps Wet Yes	J	Air Fresheners	No			
Room Cluttered No Food if Stored ir in Sealed Contai	1 KI/A]	in Room	[NO]			
Mechanical Equipment Location FISH 134 Mechanical Room Clean Yes							
Filters Installed Properly Yes Filters Clean No Inside of HVAC Unit Clean Ye							
Condensate Pan Clean Yes Cooling Coil Clean Yes							
Fresh Air Intake Location Roof top	Fresh Air Intake Free	Yes					
Pollutant Sources Near Air Intake None of Obstruction							
Observations							
Complaint of sound of water in wall, water stains on bottom 3 feet of wall - Wall in question is solid block wall with skim coat of plaster on block - wall extends to metal roof deck above ceiling - no signs of water intrusion or staining above ceiling - water stain is on mural painted on wall - Facility service person stated that there was a roof leak in this location a while ago but it has been repaired - 3" filters were last changed on 3/13/13 (due for change) - CO2 slightly elevated.							
Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO Remain LIVAC to reduce COO level							
Remove and replace A/C filters ▼ Repair HVAC to reduce CO2 level ▼							
	▼			▼			
	▼						
	▼			▼			