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January 14, 2009

Signature on File

TO: Ms. Enid Valdez, Principal
Piper High School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 905C

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

On December 5, 2008 I conducted an assessment of Portable 905C at **Piper High 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.

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. 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. Leontine Butler, Area Superintendent
Dr. Margaret Underhill, Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Pierre Dougniaux, Project Manager, Facilities and Construction Management
Ruby Fitzgerald, 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

Location Number 1901
 Evaluation Requested November 26, 2008
 Evaluation Date December 5, 2008

Piper High School

Time of Day

Outdoor Conditions Temperature 77.4 Relative Humidity 54.3 Ambient CO2 368

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-905C	68.7	72 - 78	41.8	30% - 60%	3798	Max 700 > Ambient	2
Noticeable Odor	No		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	2 x 4		Yes		No		1 ceiling tile
Wall Type	Vinyl Layering		No		No		None
Flooring	12 x 12 vinyl		No		No		None

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tile
Walls	Yes	No	No	
Flooring	Yes	No	No	
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:

- Observed black ants near West A/C shaker unit
- Temperature was low at the time of assessment and A/C unit was adjusted at the time of the assessment
- Dust and debris on A/C coils
- Gap (@ 1/8 inch) around opening of East A/C shaker unit
- CO2 level was elevated at the time of the assessment

Recommendations:

Site Based Maintenance:

- Remove and replace stained ceiling tile
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

Physical Plant Operations:

- Evaluate HVAC for proper operation and repair as appropriate to lower CO2 level
- Clean A/C coils
- Seal gap around opening of East A/C shaker unit
- Generate a work order for Pest Control