

Aston A. Henry, Supervisor
Risk Management Department

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April 13, 2012

Signature on File

TO: Enid Valdez, Principal
Piper High School

FROM: Robert Krickovich, Coordinator I, LEA
Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment

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

On February 9, 2012 I conducted an assessment at **Piper High 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

Location Number 1901
 Evaluation Requested February 3, 2012
 Evaluation Date February 9, 2012

Piper High School

Time of Day 1:00

Outdoor Conditions Temperature 79.3 Relative Humidity 67.5 Ambient CO2 463

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
230A	70.1	72 - 78	56.6	30% - 60%	652	Max 700 > Ambient	2
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		No		No		1 ceiling tile missing	
Ceiling Type	2 x 4 Lay In		No	No	1 ceiling tile missing		
Wall Type	Drywall		No	No	None		
Flooring	12 x 12 Vinyl		Yes	No	4 square feet		

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	Yes	No	No	
Walls	Yes	No	No	
Flooring	No	Yes	Yes	Clean as appropriate
HVAC Supply Grills	No	Yes	Yes	Clean as appropriate
HVAC Return Grills	No	Yes	Yes	Clean as appropriate
Ceiling at Supply Grills	No	Yes	Yes	Clean as appropriate
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings

- Dust build up on surfaces throughout the room
- Dust build up on HVAC supply and return grills and on ceiling at supply grills.
- Dust and debris on floor
- Signs of water intrusion around duct work - back left corner of room in front of doorway to shower room.
- FISH 230B - Water stains on wall over lockers and in fixture lenses

Site Based Maintenance:

- Clean and sanitize flooring
- Clean HVAC supply and return grills with Wexcide disinfectant solution and ceiling at supply grills
- Clean all surfaces throughout the rooms
- Replace broken or missing ceiling tiles
- Ensure ceiling tiles are installed tight to the grids
- Ensure water is poured down all floor drains at least once a month
- 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 for cause of water intrusion around duct work in FISH 230A and water stains on wall and light fixture lenses in FISH 230B and repair as appropriate. Repair/replace wall and ceiling material as necessary.

- NOTE: Work orders EQ02332 and EQ02333 generated 3-7-12