

Risk Management Department

managing risk with responsibility

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August 24, 2012
Signature on File

For Custodial Supervisor Use Only

Piper High School

FROM:
Aston A. Henry, Supervisor

Risk Management

SUBJECT:

Indoor Air Quality (IAQ) Assessment

On August 20, 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: Directors, School Performance & Accountability Shelley Meloni, Executive Director, Facilities Design and Construction Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division Roy Norton, Manager, Custodial/Grounds, Physical Plant Operations Division Sonja Coley, Senior Project Manager, Facilities Design and Construction Broward Teachers Union Federation of Public Employees

AH/tc Enc.

	IAQ Assessr	nent		
Pipe	er High Evaluation Date	e August 20, 2012	Time of Day	
Outdoor Conditions Temperature	89.9 Relative	Humidity 57.5	Ambient CO2 3	807
Fish Temperature Range P-676C 75.3 72 - 78		Range CO % - 60% 34		ccupants 2
Noticeable Odor Yes	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsDrywallFloor12" x 12" Vinyl	No No	No No No		
Ceiling CleanNoWalls CleanYesFlooring CleanYes	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes	HVAC Return Grills Clean Inside of Return Duct Clean	Yes Yes
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Νο		
Trash RemovedYesSigns of PestsNoRoom ClutteredNo	Exhaust Fans Working Drain Traps Wet Food if Stored in Room is in Sealed Containers	Yes Yes N/A	Unapproved Chemicals / Cleaners in Room Air Fresheners in Room	No No
Mechanical Equipment Location			Mechanical Room Clean	N/A
Filters Installed Properly Yes Condensate Pan Clean N/A	Filters Clean Cooling Coil Clean	Yes N/A	Inside of HVAC Unit Clean	N/A
Fresh Air Intake Location Pollutant Sources Near Air Intake		▼	Fresh Air Intake Free of Obstruction	
Observations				
Damaged drywall on South wall. Eas portable may be a contributing factor build up on ceiling tiles from A/C blov	to the odor in the room. I			

Corrective Actions to be Completed by Site Based Staff

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Remove and replace stained ceiling tiles	▼
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Corrective Actions to be Completed by PPO

Remove and replace wall material as necessary	▼
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	IAQ Assess	sment		
	Piper High Evaluation D	August 20, 2012	Time of Day	
Outdoor Conditions Temp	erature 89.9 Relativ	ve Humidity 57.5	Ambient CO2 30	17
	RangeRelative Humidity72 - 78403	Range CO ² 0% - 60% 616	Range # Oc MAX 700 > Ambient	2
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in	No	No		
Walls Gypsum	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	Yes	Unapproved Chemicals / Cleaners in Room	No
Signs of Pests No	Drain Traps Wet	Yes		
Room Cluttered No	Food if Stored in Room is in Sealed Containers	s N/A	Air Fresheners in Room	No
Mechanical Equipment Locatio	on		Mechanical Room Clean	N/A
Filters Installed Properly	Filters Clean	Yes	Inside of HVAC Unit Clean	N/A
Condensate Pan Clean	I/A Cooling Coil Clean	N/A		
Fresh Air Intake Location		▼	Fresh Air Intake Free	
Pollutant Sources Near Air Intake		▼	of Obstruction	
Observations				
No issues identified in this roo	om.			

Corrective Actions to be Completed by Site Based Staff

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Corrective Actions to be Completed by PPO

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	IAQ Assessr	nent		
Pipe	er High Evaluation Dat	August 20, 2012	Time of Day	
Outdoor Conditions Temperature	89.9 Relative	Humidity 57.5	Ambient CO2 307	
Fish Temperature Range 863 69.9 72 - 78		Range CO % - 60% 415		ipants 3
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in	Yes	Yes		
Walls T-1-11	No	Yes		
Floor 12" x 12" Vinyl	No	No		
Ceiling Clean No Walls Clean No	HVAC Supply Grills Clean Inside of Supply	No	Inside of Return	Yes
Flooring Clean Yes	Duct Clean	Yes	Duct Clean	Yes
Room Surfaces No Clean	Ceiling at Supply Grills Clean	No		
Trash Removed Yes	Exhaust Fans Working	Yes	Unapproved Chemicals /	No
Signs of Pests No	Drain Traps Wet	Yes		N- 1
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners in Room	No
Mechanical Equipment Location			Mechanical Room Clean	N/A
Filters Installed Properly Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	N/A
Condensate Pan Clean N/A	Cooling Coil Clean	N/A		
Fresh Air Intake Location		▼	Fresh Air Intake Free	
Pollutant Sources Near Air		▼		
Observations				
10 stained ceiling tiles. Low temperat HVAC supply grills and visible microt			nd visible microbial growth o	n

Corrective Actions to be Completed by Site Based Staff

Clean HVAC supply grills with Wexcide	▼
Thoroughly clean all surfaces with Wexcide	▼
Remove and replace stained ceiling tiles	▼
after repairs by PPO completed	▼
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Corrective Actions to be Completed by PPO

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