

Aston A. Henry, Task Assigned Director
Risk Management Department

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May 2, 2013

Signature on File

TO: Enid Valdez, Principal
Piper High School

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

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 April 3, 2013, 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: 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, Supervisor, Risk Management
Sonja Coley, Senior Project Manager, Facilities Design and Construction
Broward Teachers Union
Federation of Public Employees

RK/tc
Enc.

IAQ Assessment

Piper High

Evaluation Date

April 3, 2013

Time of Day

1:00

Outdoor Conditions

Temperature

86.5

Relative Humidity

50.0

Ambient CO2

476

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
145	69.2	72 - 78	56.1	30% - 60%	1631	MAX 700 > Ambient	10
Noticeable Odor		Visible water damage / staining?		Visible microbial growth?		Amount of material affected	
No		Yes		No		10 Tiles Various Locations	
Ceiling	30" x 48" Lay in		No	No			
Walls	Drywall		No	No			
Floor	Carpet		Yes	No			
Ceiling Clean	Yes	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	No		
Walls Clean	Yes	Inside of Supply Duct Clean	No	Inside of Return Duct Clean	No		
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	Roof Top			Mechanical Room Clean	N/A		
Filters Installed Properly	N/A	Filters Clean	N/A	Inside of HVAC Unit Clean	N/A		
Condensate Pan Clean	N/A	Cooling Coil Clean	N/A				
Fresh Air Intake Location	Roof top			Fresh Air Intake Free of Obstruction	N/A		
Pollutant Sources Near Air Intake	None						

Observations

Media Center carpet stained with areas worn and faded - Carpet @ reception desk has water damage from leaking roof drain (replace @ 150 sq ft of carpet @ reception desk with VCT Tile to match existing - Minor dust on book shelves - 2 stained ceiling tiles over reception desk - 2 stained ceiling tiles in SW corner of room - 6 stained ceiling tiles in front of 145C.

Corrective Actions to be Completed by Site Based Staff

Thoroughly clean all surfaces	▼
Clean ceilings around HVAC supply grills	▼
Clean HVAC supply grills with Wexcide	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Repair HVAC to reduce humidity level	▼
Repair HVAC to reduce CO2 level	▼
Evaluate and repair cause of stained ceiling tiles	▼
Evaluate carpet	▼
Replace @ 150 sq ft of carpet @ reception desk with VCT	▼
Clean HVAC supply drops	▼
Evaluate and clean inside of HVAC as needed	▼