

Aston A. Henry, Task Assigned Director

managing risk with responsibility

754 321-1900

Telephone:

Risk Management Department		Fax:	754 321-1917
May 6, 2013	Signature on File	For Custodia	l Supervisor Use Only
TO:	Enid Valdez, Principal Piper High School		Issues Addressed Issues Not Addressed
FROM:	Robert Krickovich, Coordinator I, LEA Facilities Design and Construction		
SUBJECT:	Indoor Air Quality (IAQ) Assessment	_	

On April 18, 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 Dat	e April 18, 2013	Time of Day 11:	30				
Outdoor Conditions Temperature 85.	8 Relative	Humidity 60.9	Ambient CO2 485	<u>. </u>				
Fish Temperature Range Re 154 72.3 72 - 78	12.2	Range <u>CO</u> % - 60% 1349		upants 28				
Noticeable Odor No Visible	e water damage / staining?	Visible microbial growth?	Amount of material affected					
Ceiling 1' x 4' Lay In	No	No						
Walls Drywall	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						
	ust Fans Working	Yes	Unapproved Chemicals / Cleaners in Room	No				
Signs of Pests No Drain Traps Wet Yes								
itooni olattoroa ito	Stored in Room is ed Containers	N/A	Air Fresheners in Room	No				
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								
Pollutant Sources Near Air Intake	None ▼		of Obstruction					
Observations								
Sinks in center row leaking into cabinet - wood is water damaged with minor microbial growth - School does not need to contact us for future repairs of this type - If can identify the problem call in a work order to repair the problem - The IAQ protocol was set up to help schools identify possible IAQ problems (leaks, water intrusion, etc) and call in work orders for repairs - if the problem persisted or the school could not identify a problem then they should contact Risk Management to request an IAQ Assessment.								
Corrective Actions to be Completed by Site Based Staff Corrective Actions to be Completed by PPO								
			repair all leaking sinks	▼				
			all water damaged cabinets	-				
	─	Repair HVA	C to reduce CO2 level					
	▼			→				
	▼			V				