RISK
MANAGEMENT…   *managing risk with responsibility*

.Aston A. Henry, Director   Telephone: 754 321-1900
Risk Management Department   Fax: 754 321-1917

February 12, 2014   *Signature on File*

For Custodial Supervisor Use Only
☐ Custodial Issues Addressed
☐ Custodial Issues Not Addressed

TO: Enid Valdez, Principal
            Piper High School

FROM: Robert Krickovich, Coordinator I, LEA
            Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment

On January 27, 2014, 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, Director, Risk Management
        Sonja Coley, Senior Project Manager, Facilities & Construction
        Broward Teachers Union
        Federation of Public Employees

RK/tc
Enc.

IAQ Assessment

Piper High   **Evaluation Date** | January 27, 2014   **Time of Day** | 12:00

Outdoor Conditions   **Temperature** | 88.5   **Relative Humidity** | 49.3   **Ambient CO2** | 501

Fish	Temperature	Range	Relative Humidity	Range	CO^2	Range	# Occupants
QP317C	71.9	72 - 78	57.2	30% - 60%	1418	MAX 700 > Ambient	3

Noticeable Odor | Yes

		Visible water damage / staining?	Visible microbial growth?	Amount of material affected
Ceiling	2' X 4' Lay in	Yes	No	6 Tiles
Walls	Tack Board	No	No	
Floor	12" x 12" Vinyl	No	No	

Ceiling Clean	Yes	**HVAC Supply Grills Clean**	Yes	**HVAC Return Grills Clean**	Yes
Walls Clean	Yes	**Inside of Supply Duct Clean**	N/A	**Inside of Return Duct Clean**	N/A
Flooring Clean	No				
Room Surfaces Clean	Yes	**Ceiling at Supply Grills 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		
Room Cluttered	Yes	**Food if Stored in Room is in Sealed Containers**	Yes	**Air Fresheners in Room**	Yes

Mechanical Equipment Location	Wall Mounted Unit		**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	Outside of Unit ▼	**Fresh Air Intake Free of Obstruction**	Yes
Pollutant Sources Near Air Intake	Trees / Canal ▼		

Observations

Strong odor from air fresheners - Heavy dust and debris on floor along edges - 6' upholstered couch in portable - room very cluttered but is required due to program room is used for - One A/C unit not working (east wall) - 6 stained ceiling tiles various areas around portable

Corrective Actions to be Completed by Site Based Staff	Corrective Actions to be Completed by PPO
Remove air fresheners ▼	Evaluate and repair cause of stained ceiling tiles ▼
Thoroughly clean and sanitize flooring ▼	Remove and replace stained ceiling tiles ▼
▼	Repair HVAC to reduce CO2 levels ▼
▼	Repair HVAC to reduce humidity level ▼
▼	Repair HVAC unit not working ▼
▼	▼
▼	▼
▼	▼