

managing risk with responsibility

Aston A. Henry, Director	
Risk Management Departmer	۱t

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754 321-1917

May 13, 2014	Signature on File	For Custodial Supervisor Use Only
TO:	Angel Gomez, Principal Piper High School	Custodial Issues Addressed Custodial Issues Not Addressed
FROM:	Dan Meyer, Project Manager Risk Management Department	
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On May 12, 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 not identify any existing conditions significantly impacting IAQ or presenting immediate health and safety concerns 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 allergens and / or conditions noted 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 any item/s identified and noted 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.

Shelley Meloni, Task Assigned Chief Facilities & Construction Officer, Facilities & Construction cc: 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

DM/tc Enc.

	IAQ Assessi	ment		
	Piper High Evaluation Dat	e May 12, 2014	Time of Day 11:15	
Outdoor Conditions Temper	ature 89.2 Relative	Humidity 58.4	Ambient CO2 474]
		Range CO ² % - 60% 1336		
Noticeable OdorNoCeiling2' X 4' Lay inWallsMetal	Visible water damage / staining? No No	Visible microbial growth? No No	Amount of material affected	
Floor 12" x 12" Vinyl		No		
Ceiling CleanNoWalls CleanYesFlooring CleanNo	HVAC Supply Grills Clean Inside of Supply Duct Clean	No	Inside of Return	/a /A
Room Surfaces No Clean	Ceiling at Supply Grills Clean	Νο		
Trash Removed Yes Signs of Pests No	Exhaust Fans Working Drain Traps Wet	N/A	Unapproved Chemicals / Cleaners in Room	lo
Room Cluttered No	Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners N in Room	lo
Mechanical Equipment Location	Roof Top		Mechanical Room Clean N/	/A
Filters Installed Properly N// Condensate Pan Clean N//		N/A N/A	Inside of HVAC Unit Clean N/	/A
Fresh Air Intake Location Pollutant Sources Near Air Intake	Roof top None	▼ ▼	Fresh Air Intake Free N/	/A
Observations				
Ceiling tiles are bowed - some t Room needs to be cleaned thor	•			

Corrective Actions to be Completed by Site Based Staff

Ensure ceiling tiles are installed properly	▼
Thoroughly clean ALL surfaces	▼
Clean supply air diffusers	▼
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Corrective Actions to be Completed by PPO

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	IAQ Assessi	ment		
	Piper High Evaluation Dat	May 12, 2014	Time of Day 1	1:15
Outdoor Conditions Tempera	ature 89.2 Relative	Humidity 58.4	Ambient CO2 4	74
		Range CO % - 60% 160		23
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling 2' X 4' Lay in	No	No		
Walls Metal	No	No		
Floor 12" x 12" Vinyl	No	No		
Ceiling Clean No Walls Clean Yes	HVAC Supply Grills Clean	Νο	HVAC Return Grills Clean	N/a
Flooring Clean No	Inside of Supply Duct Clean	No	Inside of Return Duct Clean	N/A
Room Surfaces No Clean	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 No	Food if Stored in Room is in Sealed 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	N/A
Pollutant Sources Near Air Intake	None	▼	of Obstruction	
Observations				
Book shelves and elevated surfance of the section o				fusers

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 Assess	ment		
	Piper High Evaluation Da	te May 12, 2014	Time of Day 11:15	;
Outdoor Conditions Tempera	ature 89.2 Relative	e Humidity 58.4	Ambient CO2 474	
		Range CO ² % - 60% 1518		
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling2' X 4' Lay inWallsMetalFloor12" x 12" Vinyl	No No	No No		
Ceiling Clean No Walls Clean Yes	HVAC Supply Grills Clean	No	HVAC Return Grills Clean	N/a
Flooring Clean No	Inside of Supply Duct Clean	No	Inside of Return Duct Clean	I/A
Room Surfaces No Clean	Ceiling at Supply Grills Clean	No		
Trash Removed Yes	Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of PestsNoRoom ClutteredNo	Drain Traps Wet Food if Stored in Room is in Sealed Containers	N/A	Air Fresheners Y in Room	′es
Mechanical Equipment Location	Roof Top		Mechanical Room Clean	I/A
Filters Installed Properly N/A	Filters Clean	N/A	Inside of HVAC Unit Clean	I/A
Condensate Pan Clean N/A	Cooling Coil Clean	N/A		
Fresh Air Intake Location Pollutant Sources Near Air Intake	Roof top None	▼	Fresh Air Intake Free N of Obstruction	I/A
Observations				
Elevated surfaces are extremely - dusty. 2 air-fresheners in class		ned thoroughly. Supply	y air diffusers need to be clea	ned

Corrective Actions to be Completed by Site Based Staff

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Corrective Actions to be Completed by PPO

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