

managing risk with responsibility

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January 29, 2015 Signature on File		For Custodial Supervisor Use Only
TO:	Angel Gomez, Principal Piper High School	Custodial Issues Addressed
FROM:	Daniel Meyer, Project Manager Risk Management Department	Custodial Issues Not Addressed
SUBJECT:	Indoor Air Quality (IAQ) Assessment	

On January 26, 2015, 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 754-321-1900.

cc: Shelley Meloni, Executive Director, 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

DM/jj Enc.

IAQ Assessment					
	Piper High Evaluation Da	te January 26, 2015	Time of Day 12:	50 PM	
Outdoor Conditions Tempera	ature 72.8 Relative	e Humidity 55.4	Ambient CO2 4	03	
		Range CO % - 60% 583		ccupants 3	
Noticeable Odor No	Visible water damage / staining?	Visible microbial growth?	Amount of material affected		
Ceiling2' X 4' Lay inWallsDrywallFloor12" x 12" Vinyl	Yes No No	Yes No No	6 Tiles		
Ceiling CleanYesWalls CleanYesFlooring CleanYes	HVAC Supply Grills Clean Inside of Supply Duct Clean	Yes N/A	HVAC Return Grills Clean Inside of Return Duct Clean	Yes N/A	
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	No			
Trash Removed No	Exhaust Fans Working Drain Traps Wet	N/A	Unapproved Chemicals / Cleaners in Room	No	
Room Cluttered No	Food if Stored in Room is in Sealed Containers	Yes	Air Fresheners in Room	No	
Mechanical Equipment Location	Window unit		Mechanical Room Clean	N/A	
Filters Installed Properly Yes	Filters Clean	Yes	Inside of HVAC Unit Clean	Yes	
Condensate Pan Clean N/A	Cooling Coil Clean	Yes			
Fresh Air Intake Location Pollutant Sources Near Air Intake	Window unit No	▼ ▼	Fresh Air Intake Free of Obstruction	Yes	
Observations					
Water stained ceiling tiles. Tiles were dry at the time of the inspection. Spotty microbial growth on the ceiling tile in front of the West A/C unit. 6 full tiles need to be replaced. Maintenance is replacing the East A/C unit. Old cardboard boxes need to be removed.					

Corrective Actions to be Completed by Site Based Staff

Remove and replace stained ceiling tiles	▼
Remove and replace stained ceiling tiles in front of	
AC	▼
Remove cardboard Boxes	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

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