

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

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December 4, 2017

Signature on File

TO: Angel Gomez, Principal
Piper High

FROM: Daniel Meyer, Project Manger
Environmental Health & Safety Department

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
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On December 1, 2017, 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 754-321-4200.

DM:smn
Enc.

- cc: Sam Bays, Director, Maintenance Operations
- Shelley Meloni, Director, Pre-Construction
- Mark Dorsett, Manager, Zone 1, Physical Plant Operations Division
- Greg Neiman, Area Supervisor, Zone 1
- Kurt Wirz, Area Manager Trades
- Gerald Devio, Supervisor II Custodial
- Benjamin Osborne, Supervisor II Custodial
- Mark Murray, Supervisor II Custodial
- Broward Teachers Union
- Federation of Public Employees

Multiple Room IAQ Assessment

Piper High School

Evaluation Date December 1, 2017

Time of Day 10:30

Outdoor Conditions Temperature 75.5

Relative Humidity 77.5

Ambient CO2 401

Fish # of rooms assessed

208E, F, G, H & J

Temperature Range in the Rooms Assessed was Between 70.1 And 70.8 Acceptable Range 72 - 78

Relative Humidity Range in the Rooms Assessed was Between 66.7 And 68.1 Acceptable Range 30% - 60%

Co² Range in the Rooms Assessed was between 825 And 825 Acceptable Range MAX 700 > Ambient

Noticeable Odor	Visible water damage / staining?	Visible microbial growth?	Amount of material affected
No			
Ceiling 2' X 4' Lay in	Yes	Yes	6 tiles
Walls Wood Paneling	Yes	No	All offices
Floor Carpet	Yes	No	All offices

Water intrusion from roof leak. School called in a work-order - H009694.
 208J - Remove wooden cabinet (West wall)
 208 E,F,G,H - Remove water damaged walls (wooden paneling)
 Replace water stained ceiling tiles

Ceiling Clean No	HVAC Supply Grills Clean No	HVAC Return Grills Clean No
Walls Clean Yes	Inside of Supply Duct Clean Yes	Inside of Return Duct Clean Yes
Flooring Clean Yes	Ceiling at Supply Grills Clean No	
Room Surfaces Clean Yes		
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	

Supply and return grills need to be cleaned and surrounding tiles replaced. Cuts needed.

Multiple Room IAQ Assessment

Piper High School

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Time of Day 10:30

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Relative Humidity 77.5

Ambient CO2 401

HVAC System

Mechanical Equipment Location Roof Top

Mechanical Room Clean N/A

Filters Installed Properly Yes

Filters Clean Yes

Inside of HVAC Unit Clean Yes

Condensate Pan Clean Yes

Cooling Coil Clean Yes

N/A in this section = Not Accessible

Fresh Air Intake Location Back of the Unit ▼

Fresh Air Intake Free of Obstruction Yes

Pollutant Sources Near Air Intake No ▼

Observations

Water intrusion from roof leak. School called in a work-order - H009694.
 208J - Remove wooden cabinet (West wall)
 208 E,F,G,H - Remove water damaged walls (wooden paneling)
 Replace water stained ceiling tiles
 Carpet was dried with fans - should evaluated for replacement.
 Supply and return grills need to be cleaned. Surrounding tiles need to be replaced.

Corrective Actions to be Completed by Site Based Staff

Clean HVAC supply + return grills with wexcide	▼
Remove items from Offices	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Remove water damaged wooden cabinet	▼
Remove and replace wall material as needed	▼
Install new ceiling tile upon repair, cuts needed	▼
Replace ceiling tiles around Supply grills	▼
Evaluate carpet for replacement	▼
	▼
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	▼
	▼
	▼
	▼
	▼
	▼
	▼