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January 14, 2009

Signature re on File

TO: Ms. Debra Patterson, Principal
Gulfstream Middle School

FROM: Edward See, Project Manager
Risk Management Department

SUBJECT: Indoor Air Quality (IAQ) Assessment
Portable 352VE

<u>For Custodial Supervisor Use Only</u>	
<input type="checkbox"/>	Custodial Issues Addressed
<input type="checkbox"/>	Custodial Issues Not Addressed

On October 8, 2008 I conducted an assessment of Portable 352VE at **Gulfstream Middle School**. This evaluation included observations of the flooring system, ceiling tiles, false ceiling plenum, environmental surfaces, interior and exterior walls, and the accessible ventilation equipment. Additionally, environmental parameter measurements were taken to include temperature, relative humidity, and carbon dioxide. The detailed findings, along with the recommended corrective action can be found on the attached IAQ Assessment Worksheets.

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. Within two weeks a representative from the Custodial/Grounds Department will conduct a follow-up visit to ensure that all 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 me at 754-321-3200.

cc: Dr. Joel Herbst, Area Superintendent
Dr. Gina Eyerman Area Director
Jeffrey S. Moquin, Executive Director, Support Operations
Steve Dowling, Project Manager, Facilities and Construction Management
Jamie Daniels, Broward Teachers Union
Roy Jarrett, Federation of Public Employees
Mark Dorsett, Manager 1, Physical Plant Operations Division, Zone 1
Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division
Robert Krickovich, Coordinator, LEA, Facilities and Construction Management

ES/tc
Enc.

IAQ Assessment

Gulfstream Middle School

Location Number 3931
 Evaluation Requested September 8, 2008
 Evaluation Date October 8, 2008

Time of Day

Outdoor Conditions Temperature 83.5 Relative Humidity 58.1 Ambient CO2 525

Fish	Temperature	Range	Relative Humidity	Range	CO2	Range	# Occupants
P-352VE	73.2	72 - 78	55.9	30% - 60%	421	Max 700 > Ambient	2
Noticeable Odor	No		Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling Type	2 x 4		Yes		No		5 ceiling tiles and 2 light panels
Wall Type	Tackable		Yes		No		Under A/C shaker unit
Flooring	12 x 12 vinyl		No		No		None

	Clean	Minor Dust / Debris	Needs Cleaning	Corrective Action Required
Ceiling	No	Yes	Yes	Remove and replace ceiling tiles
Walls	No	Yes	Yes	Repair/replace wall material
Flooring	Yes	No	No	
HVAC Supply Grills	Yes	No	No	
HVAC Return Grills	Yes	No	No	
Ceiling at Supply Grills	Yes	No	No	
Surfaces in Room	No	Yes	Yes	Clean as appropriate

Observations

Findings:

- 5 stained ceiling tiles and rusted light grids and panels
- Visible staining on wall under West A/C shaker unit
- Dust build up on environmental surfaces

Recommendations:

Site Based Maintenance:

- Clean environmental surfaces throughout the room
- Continue to monitor this location for any signs of microbial growth as well as dust and debris accumulation and clean as appropriate

Physical Plant Operations:

- Evaluate cause of stained ceiling tiles and light grids throughout the room and repair as appropriate. Remove and replace stained ceiling tiles and light grids as necessary.
- Evaluate cause of staining on wall under West A/C shaker unit and repair as appropriate. Repair/replace wall material as necessary.