

managing risk with responsibility

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

May 29, 2012

Signature on File

TO: Brian Kingsley, Principal

Gulfstream Middle School

FROM: Richard Rosa, Project Manager

Facilities and Construction Management

SUBJECT: Indoor Air Quality (IAQ) Assessment

For Custodial Supervisor Use Only			
	Custodial Issues Addressed		
	Custodial Issues Not Addressed		
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On May 24, 2012, I conducted an assessment at **Gulfstream Middle 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: Area Superintendent

Area Directors

Shelley Meloni, Executive Director, Facilities and Construction Management Mark Dorsett, Acting Director, Physical Plant Operations Division, Maintenance Sonja Coley, Project Manager III, Facilities and Construction Management Roy Norton, Manager Custodial/Grounds, Physical Plant Operations Division Aston Henry, Supervisor, Risk Management Broward Teachers Union

Federation of Public Employees

RR/tc Enc.

IAQ Assessment

Gulfstream	Middle Evaluation Da	May 24, 2012	Time of Day 12:00				
Outdoor Conditions Temperature	76.4 Relativ	e Humidity 90.1	Ambient CO2 433				
Fish Temperature Range 850 74.4 72 - 78	Relative Humidity 68.5 30	Range CO ² 953	Range # Occupants MAX 700 > Ambient				
Noticeable Odor Yes	Visible water damage / staining?	Visible microbial growth?	Amount of material affected				
Ceiling 2' x 4'	Yes	No	< 2 sq ft				
Walls Drywall	Yes	No	14 sq ft				
Floor 12" x 12" Vinyl	No	No					
Ceiling Clean No Walls Clean No	HVAC Supply Grills Clean	No	HVAC Return Grills Clean				
Flooring Clean Yes	Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean No				
Room Surfaces Yes Clean	Ceiling at Supply Grills Clean	Yes					
Trash Removed Yes	Exhaust Fans Working	Yes	Unapproved Chemicals / Cleaners in Room				
Signs of Pests No	Drain Traps Wet	N/A					
Room Cluttered Yes	Food if Stored in Room is in Sealed Containers	Yes	Air Fresheners No in Room				
Mechanical Equipment Location Ba	d like HVAC system in cla	assroom	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 Thi	u exterior wall	▼	Fresh Air Intake Free of Obstruction Yes				
Pollutant Sources Near Air Intake	ass and landscape	▼	or obstruction				
Observations							
Water damage is in the wall system, approx. 14 sq ft along the South Wall by interior window on the classroom side of building. Exterior paint is peeling off the exterior walls, evaluate and prep, seal and paint.							
Corrective Actions to be Completed	by Site Based Staff	Corrective Action	ns to be Completed by PPO				

Remove and replace stained ceiling tiles			
Clean HVAC supply grills with Wexcide			
Clean HVAC return grills with Wexcide			
	▼		
	▼		
	▼		
	▼		
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Corrective Actions to be completed by FFO			
Evaluate and repair cause of stained ceiling tiles	▼		
Evaluate cause of water damage and repair/replace			
wall material as necessary	▼		
Repair HVAC to reduce humidity level	▼		
	▼		
	▼		
	▼		
	▼		