

managing risk with responsibility

Aston A. Henry, Director			Telephone:	754 321-1900	
Risk Management Department			Fax:	754 321-1917	
A:1 12 201F	Cimpature on File				
April 13, 2015	Signature on File	<u>Fc</u>	For Custodial Supervisor Use Only		
TO:	Robert Pappas, Principal		Custodial Issues Addressed		
	Gulfstream Middle		Custodial Iss	ues Not Addressed	
FROM:	Richard Rosa, Project Manager				
	Risk Management Department				
SUBIECT:	Indoor Air Quality (IAQ) Assessment				

On April 10, 2015, 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 754-321-1900.

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

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Outdoor Cor	nditions Tem	perature	80.8 Relativ	e Humidity 77.1	Ambient CO2 42	23
Fish 112B	Temperature 75.1	Range 72 - 78	Relative Humidity 54.6 30	Range CO ² 859	Range # Oo MAX 700 > Ambient	ccupants
Noticeable	Odor Yes		Visible water damage / staining?	Visible microbial growth?	Amount of material affected	
Ceiling	2' X 4' Lay in		No	No		
Walls	Plaster		Yes	Yes	< 2 sq ft	
Floor	Carpet		No	No		
Ceiling Clea			HVAC Supply Grills Clean	Yes	HVAC Return Grills Clean	Yes
Walls Clean Flooring Cle	No Yes		Inside of Supply Duct Clean	Yes	Inside of Return Duct Clean	Yes
Room Surfac Clean	ces Yes		Ceiling at Supply Grills Clean	Yes		
Trash Remo	oved Yes		Exhaust Fans Working	N/A	Unapproved Chemicals / Cleaners in Room	No
Signs of Pe	sts No		Drain Traps Wet	Yes	Air Fresheners	

Mechanical Equipment Location Filters Installed Properly

Yes

FISH 113 Yes

No

N/A

Filters Clean

Cooling Coil Clean

Food if Stored in Room is

in Sealed Containers

Yes N/A

N/A

Mechanical Room Clean Inside of HVAC Unit Clean

in Room

Yes Yes

Fresh Air Intake Location

Condensate Pan Clean

Pollutant Sources Near Air Intake

Exterior corridor	

▼

Fresh Air Intake Free of Obstruction

Yes

Observations

Room Cluttered

The odor was wexcide. I recommend to remove the slop sink from the office. The office is cluttered, there is a mini refrigerator, water heater and a computer printer located in this small office. I recommend to keep occupant from returning to this office until walls have been repaired and slop sink removal is addressed.

Corrective Actions to be Completed by Site Based Staff

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Corrective Actions to be Completed by PPO

Contour of total one to be completed by 11 C	
Remove slop sink from office	▼
Repair / replace water damaged walls	▼
surrounding slop sink	▼
	▼
	▼
	▼
	▼
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