

THE SCHOOL BOARD OF BROWARD COUNTY, FLORIDA

ENVIRONMENTAL HEALTH & SAFETY DEPARTMENT

TELEPHONE (754) 321-4200

FACSIMILE: (754) 321-4285

January 30, 2017

Signature on File

TO: Robert Pappas, Principal
Gulfstream Academy K-8

FROM: Alison Witoshynsky, Project Manager
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 January 17, 2017, I conducted an assessment at **Gulfstream Academy K-8 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.

AW:smn
Enc.

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

IAQ Assessment

Gulfstream Middle

Evaluation Date January 27, 2017

Time of Day 11:40 am

Outdoor Conditions Temperature 77.2

Relative Humidity 76.2

Ambient CO2 456

Fish	Temperature	Range	Relative Humidity	Range	CO ²	Range	# Occupants
165	72.9	72 - 78	56.1	30% - 60%	457	MAX 700 > Ambient	0
Noticeable Odor		Yes	Visible water damage / staining?		Visible microbial growth?		Amount of material affected
Ceiling	2' X 4' Lay in		No		No		
Walls	Drywall		Yes		Yes		~ 10 SF behind former cabinets
Floor	Carpet / Wood		No		No		
Ceiling Clean		Yes	HVAC Supply Grills Clean		Yes	HVAC Return Grills Clean	
Walls Clean		No	Inside of Supply Duct Clean		Yes	Inside of Return Duct Clean	
Flooring Clean		Yes	Ceiling at Supply Grills Clean		Yes		
Room Surfaces Clean		Yes					
Trash Removed		Yes	Exhaust Fans Working		N/A	Unapproved Chemicals / Cleaners in Room	
Signs of Pests		No	Drain Traps Wet		No	Air Fresheners in Room	
Room Cluttered		No	Food if Stored in Room is in Sealed Containers		N/A		
Mechanical Equipment Location			FISH 161			Mechanical Room Clean	
Filters Installed Properly		Yes	Filters Clean		No	Inside of HVAC Unit Clean	
Condensate Pan Clean		N/A	Cooling Coil Clean		N/A		
Fresh Air Intake Location			Through Door ▼			Fresh Air Intake Free of Obstruction	
Pollutant Sources Near Air Intake			None ▼			Yes	

Observations

Building is currently empty, but was former band building. Facility is undergoing change in use/occupants. Slight musty odor upon entering. Cabinets were removed from the north wall of FISH 165 with staining and very small area of SVM present on wall. Windows are dirty/rusty. All materials currently dry. Slight sagging of ceiling panels throughout. Carpet, wood floor and wood cabinets throughout from previous occupants/use. Small area of wet drywall and stained concrete visible in FISH 161 (Mech) and 162 (Electrical). Buildup of leaves on adjacent exterior wall.

Corrective Actions to be Completed by Site Based Staff

Ensure ceiling tiles are installed properly	▼
Run water in sinks and floor drains monthly	▼
Remove built up dead vegetation from exterior	▼
Inspect exterior for cracks and repair/caulk	▼
	▼
	▼
	▼
	▼

Corrective Actions to be Completed by PPO

Evaluate and repair cause of water damaged	▼
wall material	▼
Remove and replace wall material as needed	▼
Evaluate carpet for replacement	▼
Evaluate wood cabinetry/floor for cleaning/removal	▼
	▼
	▼
	▼